

Case Study

3D Virtual Walkthrough of Future Community Development

Project Overview

Another Reality Studio created an online virtual 3D walkthrough for a community developer utilizing the Looking Glass Platform. Use the mouse and arrow keys to move from a virtual home through a community park. View future landscapes to experience the size of the greenspace with geo specific topography in the background. Unlimited high resolution renderings available with the click of a button, precise measurement in real time, and redlining for comments. Users have a photorealistic view throughout the walkthrough. (<https://youtu.be/WyW-jAuJoE>)

Key Features

- High Fidelity Visualizations
- Multi-users can walk through the space together
- Real time rendering and collaboration
- Virtual Reality (VR) companion app
- Online meeting integration
- 3d Modeling and importing of assets
- Dynamic lighting from morning through night
- Measure tool capability
- Integration of the entire community landscape, including detailed foliage, vegetation, props, park, street assets, sidewalk, etc.
- Walk through the large community with arrow keys, click to teleport, and overhead drone mode features
- Redline markups with commenting available in real time to mark up renderings and save notes in the platform
- One location for all documents with ability to access design documents to make revisions quickly
- Manage all stakeholders and approval processes. Colleagues can be notified of changes and begin drafting the redlines made, all while the Looking Glass developers are revising the visualizations in tandem.



Challenges and Core Considerations

- Client operations required 3D visualization of the future space during multi-discipline design review for better understanding of the space to catch issues. The client marketing team needed a way to showcase the future development at a community development show with a virtual reality walkthrough of the future homes.

Impact: The ARS Solution

- The ARS solution allowed the client to “move around the room” during design review to understand potential issues, toggle material selections, and find design discrepancies. Change orders were reduced before the final build, saving the client time and money. Potential home owners were blown away by walking through the future space at the community developer show. The VR option assisted with the client selling process.

