

Visual Resources

CENTRAL PLAINS PLAN	COMMENTS	CMP* COMPARISON
Goal: Preserve the Mountain Backdrop/Foreground.	Duplicated in the CMP	<p>Visual Resources <i>Scenic Corridors</i> (a) Objective: Protect view corridors of the hogback, mountain backdrop/foreground, North and South Table Mountains, downtown Denver and other landmarks.</p> <p><i>Natural Features</i> (a) Objective: Protect significant natural landscapes and features. In the mountain areas, the significant visual resources include mountain meadows, ridgelines, rock outcrops, views of lakes, and views of the night sky. In the plains, the significant visual resources include the hogback, mountain backdrop, and North and South Table Mountains.</p>
Development Review Policies		
A. General Recommendations		
1. When properties request to rezone, visual corridors to the Mountain Backdrop/Foreground should be maintained and techniques for mitigating impacts on these views should be identified.	Duplicated in the CMP	<p>Visual Resources <i>Scenic Corridors</i> (a) Objective: Protect view corridors of the hogback, mountain backdrop/foreground, North and South Table Mountains, downtown Denver and other landmarks.</p> <p><i>Natural Features</i> (a) Objective: Protect significant natural landscapes and features. In the mountain areas, the significant visual resources include mountain meadows, ridgelines, rock outcrops, views of lakes, and views of the night sky. In the plains, the significant visual resources include the hogback, mountain backdrop, and North and South Table Mountains. (b) Objective: Mitigate the visual impacts of development on unique natural features.</p>
2. The properties identified in the Mountain Backdrop/Foreground area should be protected to preserve view corridors.	Duplicated in the CMP	<p>Visual Resources <i>Scenic Corridors</i> (a) Objective: Protect view corridors of the hogback, mountain backdrop/foreground, North and South Table Mountains, downtown Denver and other landmarks.</p> <p><i>Natural Features</i> (a) Objective: Protect significant natural landscapes and features. In the mountain areas, the significant visual resources include mountain meadows, ridgelines, rock outcrops, views of lakes, and views of the night sky. In the plains, the significant visual resources include the hogback, mountain backdrop, and North and South Table Mountains. (b) Objective: Mitigate the visual impacts of development on unique natural features.</p> <p>Open Space <i>Preservation Interests</i> 3. Policy: Continue to protect the Front Range Mountain Foreground and Backdrop Area. (As designated in the "Front Range Mountain Backdrop Technical Report – A Cooperative Effort of Boulder, Douglas, El Paso, Jefferson, and Larimer Counties" completed in December 1996.)</p>

* CMP = Comprehensive Master Plan

Visual Resources

CENTRAL PLAINS PLAN	COMMENTS	CMP* COMPARISON
3. Buildings should be located to avoid a silhouette on a ridge.	Duplicated in the CMP	Visual Resources <i>Site Design</i> (b) Objective: Avoid or minimize development impacts on ridgelines and steep hillsides. 1. Policy: Development, including utilities, on ridgelines and steep hillsides should be avoided wherever possible. Where no feasible alternative exists, locate and design structures so that the existing visual dominance of the natural landform, vegetation and topography is maintained. 2. Policy: Minimize the need for grading, earth moving, vegetation removal and site disturbance related to development on ridgelines and steep hillsides. 3. Policy: Grading or earth moving to create a flat building pad on a slope should be discouraged; instead, buildings should be stepped to fit with the natural terrain. 4. Policy: Ridgelines may be protected by clustering development below ridgelines, using dark colors and using natural materials.
4. Fencing and signs should not be obtrusive in the Mountain Backdrop/Foreground area. Fencing and sign materials should blend with the natural landscape.	Duplicated in the CMP	Visual Resources <i>Site Design</i> 3. Policy: Signs and fencing should not be obtrusive in the Mountain Backdrop/Foreground area.
B. South Table Mountain		
1. The slopes and top of South Table Mountain should be preserved as open space.	Keep	This is very specific to the area.
2. Jefferson County Open Space considers the acquisition of South Table Mountain a high priority and should continue to pursue acquisition.	Keep	This is very specific to the area.
3. If South Table Mountain is acquired, Jefferson County Open Space should work with the community to develop public access and parking plans.	Keep	This is very specific to the area.
4. If acquisition is not possible, and the mesa is built out to existing zoning, mitigation and sensitivity should be exercised to minimize the development's adverse impacts on the community. Building materials and colors should complement the natural landscape. Buildings should be located to avoid a silhouette on top of the ridge. <i>(See the Appendix for a map of existing zoning on South Table Mountain.)</i>	Keep	This is very specific to the area.
III. Implementation Strategies		
1. Transportation improvement projects should include environmental studies of visual impacts of any proposed project, including potential mitigation measures of any preferred alternative.	Modify CMP	Modify to say: The visual impact of roads, rail, other transportation infrastructure, and parking areas should be evaluated and mitigated, if necessary. Add as Policy 5 to the Visual Resources chapter, Scenic Corridors, Objective B.

* CMP = Comprehensive Master Plan

Visual Resources

CENTRAL PLAINS PLAN	COMMENTS	CMP* COMPARISION
2. Jefferson County Open Space should continue to pursue the acquisition of properties within the Mountain Backdrop/Foreground areas.	Duplicated in the CMP	Open Space <i>Preservation Interests</i> 3. Policy: Continue to protect the Front Range Mountain Foreground and Backdrop Area. (As designated in the "Front Range Mountain Backdrop Technical Report – A Cooperative Effort of Boulder, Douglas, El Paso, Jefferson, and Larimer Counties" completed in December 1996.)

* CMP = Comprehensive Master Plan