

Visual Resources		
South Jefferson County Community Plan		Comprehensive Master Plan
<p>Views of the Hogback and Mountain Backdrop/Foreground are some of South Jefferson County's distinguishing and recognizable features, emphasizing its regional importance as a gateway to the Rocky Mountains. Since 1995, the preservation of the Mountain Backdrop/Foreground has been an ongoing coordinated effort among five counties, from Fort Collins to Colorado Springs. The preservation of these visual features should be a priority.</p> <p>The Mountain Backdrop/Foreground is defined in the <i>Jefferson County Open Space Five Year Master Plan</i>, as shown on the Open Space & Trails map</p>	Duplicative	<p>Visual Resources Vision Scenic views and natural features are some of the more perceptible elements of the quality of life in a community. Jefferson County is the "Gateway to the Rockies". Views of the hogback, North and South Table Mountains and the mountain backdrop/foreground are important amenities to protect. From higher elevations, views of the metropolitan area and, at night, lights of the city are valued by many residents.</p> <p>The area's beauty attracts people to the community and provides pleasure to its residents. Obscuring valued views or limiting access to viewing sites can reduce the level of satisfaction felt by residents. However, visual quality does not have to be destroyed by development. In fact, good design practices can enhance the visual quality of an area, particularly in some of the built-up areas of the County.</p> <p>Since 1995, the preservation of the Mountain Backdrop/Foreground has been an ongoing coordinated effort among five counties, from Fort Collins to Colorado Springs. (See Appendix C IV. a.) The preservation of these visual features should be a priority.</p>
<p>Goal Preserve the views of the Hogback and Mountain Backdrop/Foreground area.</p>	Duplicative	<p>Visual Resources 2) Scenic Corridors i) Goal: Protect scenic corridors and public views. (a) Objective: Protect view corridors of the hogback, mountain backdrop/foreground, North and South Table Mountains, downtown Denver and other landmarks.</p>
A. Visually Sensitive Areas		
<p>1. The properties identified in the Hogback and Mountain Backdrop/Foreground area should be protected, to preserve view corridors.</p>	Duplicative	<p>Visual Resources 2) Scenic Corridors (a) Objective: Protect view corridors of the hogback, mountain backdrop/foreground, North and South Table Mountains, downtown Denver and other landmarks.</p>
<p>2. When property owners request to rezone, view corridors to the Hogback and Mountain Backdrop/Foreground from existing development should be maintained, and techniques for mitigating adverse impacts on these views should be identified. The following should be considered: a. Density and gross leasable area may be transferred to other buildable portions of the property, in order to protect slopes and views. b. Buildings should be clustered. c. Additional recommendations to preserve visual resources are contained in the Design Guidelines that accompany this Plan.</p>	Duplicative	<p>Visual Resources 2) Scenic Corridors i) Goal: Protect scenic corridors and public views. (a) Objective: Protect view corridors of the hogback, mountain backdrop/foreground, North and South Table Mountains, downtown Denver and other landmarks. 1. Policy: Transfer density from scenic corridors to other portions of the site. 2. Policy: Cluster buildings to protect scenic corridors.</p>
<p>3. Development in other visually sensitive areas, other than the Hogback and Mountain Backdrop/Foreground, should be allowed when visual impacts can be adequately mitigated. Visually sensitive areas should be identified, and proposed mitigation should be determined at the time of rezoning. These areas include: a. View corridors along major transportation routes west of the Hogback, especially the visual foreground (an area one-quarter to one-half mile from the road, depending on topography); b. Steep slopes, greater than 30% for residential and 20% for non-residential; c. Ridgelines and peaks; d. Meadows west of the Hogback; and e. Significant rock outcrops.</p>	Add select language to CMP, otherwise this is duplicative.	<p>Language to add to CMP: Development in other visually sensitive areas, should be allowed when visual impacts can be adequately mitigated. Visually sensitive areas should be identified, and proposed mitigation should be determined at the time of rezoning.</p> <p>20%-30% slopes is being considered in the Housing Chapter.</p> <p>Duplicative: 1) General i) Goal: Protect the visual resources of the County. ii. Implementation: Identify lands that are visually prominent (e.g., hillsides, open meadows) as viewed from key public places (e.g., major arterials and highways, parks and public open space areas). 2) Scenic Corridors i) Goal: Protect scenic corridors and public views. (a) Objective: Protect view corridors of the hogback, mountain backdrop/foreground, North and South Table Mountains, downtown Denver and other landmarks. 3. Policy: Maintain key views to the mountains and other significant scenic vistas from such public areas as major roadways, parks and public buildings.</p>

		<p>(b) Objective: Protect scenic corridors along highways and mountain road systems.</p> <p>3. Policy: A visual buffer strip should be preserved along designated federal, state, or local scenic highways.</p> <p>4. Policy: Design development within major highway corridors to protect viewsheds in the nonurban area.</p> <p>4) Site Design</p> <p>a) Objective: Promote site design and intensity that is compatible with visual resources and the natural environment. (See Appendix C IV. c.)</p> <p>4. Policy: Retain the open character of meadows by clustering development toward the edge of meadows.</p> <p>i) Goal: Design structures, roads and utilities in a visually sensitive manner.</p>
<p>4. Views should be preserved using existing vegetation and topography to screen proposed development. For areas with less than adequate landscape screening capacity, the visual diversity and landscape screening of the site should be enhanced.</p>	<p>Duplicative. This is vague and would be difficult to enforce. Landscaping screening will be considered during Design Guidelines drafting.</p>	<p>Visual Resources</p> <p>4) Site Design</p> <p>1. Policy: Maximize use of existing and proposed topography and vegetation to screen development from view. New landscaping should emulate the mass and type of rocks and plants found in the area. Plant material should be native and drought resistant.</p>
Implementation		
<p>1. Transportation projects should include environmental studies of the visual impacts of a proposed project and the proposed mitigation measures.</p>	<p>Add to CMP</p>	<p>Combine policies noted 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.</p>
<p>2. Jefferson County Open Space should continue to acquire, protect or preserve properties within the Hogback and Mountain Backdrop/Foreground areas that remain in private ownership and are not designated as private open spaces.</p>	<p>Duplicative</p>	<p>Open Space, Open Land, Parks & Trails</p> <p>1) General</p> <p>(a) Objective: Encourage the acquisition of property for a variety of open land purposes, consistent with the following policies and objectives in this section.</p> <p>2) Preservation Interests</p> <p>2. Policy: Consider the preservation of property with the following attributes:</p> <ul style="list-style-type: none"> • Scenic vistas/corridors <p>4) Private Open Spaces</p> <p>i) Goal: Assist landowners with their efforts to protect private open spaces.</p> <p>2. Policy: Promote the use of strategies such as land trusts and conservation easements that allow for the continuing use of lands for agricultural and land preservation purposes.</p> <p>3) Natural Features</p> <p>(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>
<p>3. When acquisition of properties within the Hogback and Mountain Backdrop/Foreground area is not possible, conservation easements and other alternative preservation strategies should be encouraged. Alternative acquisition strategies are described in the Open Space, Trails, Parks & Recreation section.</p>	<p>Duplicative</p>	<p>Open Space, Open Land, Parks & Trails</p> <p>2) Preservation Interests</p> <p>i) Goal: Protect and enhance unique or distinctive areas of Jefferson County.</p> <p>3. Policy: Continue to protect the Front Range Mountain Foreground and Backdrop Area.</p> <p>4) Private Open Spaces</p> <p>2. Policy: Promote the use of strategies such as land trusts and conservation easements that allow for the continuing use of lands for agricultural and land preservation purposes.</p>