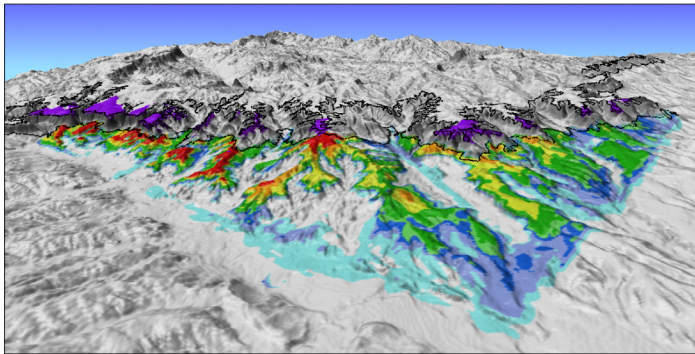


DOUGLAS COUNTY ENVIRONMENTAL AND VISUAL ANALYSIS

Douglas County, Colorado

Studies indicate that visual quality plays an overwhelmingly dominant role in forming a viewer's perception of an area. Whether to a first time visitor, or a long-time resident, the visual character "defines" a region. CTM worked with Douglas County planners, as a part of an environmental and visual inventory of the county, to identify and prioritize the most visually significant lands for opportunities for open space preservation. Because the High Plateau "Bluffs" are such a defining geologic feature of the County, CTM teamed with County planners to develop software to map the visual top and toe slope. The Bluffs map shows areas where development is being discouraged to reduce visual impacts. The Town of Parker has used this map to guide alignment of future roadways into less visible regions.

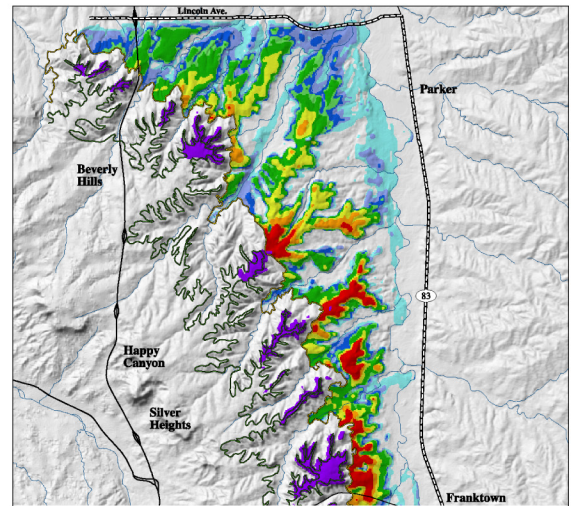


Visual Bluffs Map. 3D view looking southwest.

Scenic and highly traveled roadways were also analyzed. The surrounding landscape was ranked by its visibility (blue- lowest to red - highest). Though the diverse topography produced a rather chaotic visibility pattern, trends did emerge. These trends helped to illuminate highly visible properties such as Cherokee Ranch north of Highway 85 - one of the jewels of the Douglas County open space system.

Visual resource occurrence maps can also help county governments work with municipalities and land developers in an advisory manner. By highlighting visually sensitive portions of a property, as well as the less visible portions, construction can be guided into regions that are less conspicuous.

The Environmental and Visual Analysis of Douglas County was recognized as exemplary by the State and received a 1998 Governor's Smart Growth Award in the Large County category.



Viewshed Analysis

Visual Bluffs Analysis

