Appendix K – Visual Impact Study

Purpose

The purpose of the Visual Impact Study is to identify the structures that may impact the viewshed and describe mitigation efforts for the Cherokee Metropolitan District (CMD) Water Treatment Facility (WTF) and Distribution Project (Project).

Introduction

CMD provides potable water service to approximately 25,000 residents, including Schriever Space Force Base, local schools, businesses, and surrounding communities in unincorporated El Paso County (EPC). Recent sampling identified per- and polyfluoroalkyl substances (PFAS) in several production wells at concentrations requiring treatment to comply with state and federal drinking water regulations. CMD will construct a new PFAS WTF and associated transmission and distribution infrastructure to maintain a reliable long-term water supply.

The PFAS WTF will be located on a 38-acre property near the intersection of North Ellicott Highway and Colorado Highway 94 (CO-94) in unincorporated EPC. The Project includes construction of the PFAS WTF, approximately two (2) miles of 30-inch finished water transmission pipeline, approximately five (5) miles of eight (8) inch finished water distribution pipeline, and 16-inch and 24-inch raw water pipelines. PFAS WTF improvements include two (2) finished water and two (2) raw water storage tanks, ion exchange (IX) treatment equipment, chemical feed systems, finished water pumping facilities, a pre-engineered metal building (PEMB), and a standby emergency generator.

Existing Conditions

The PFAS WTF will be in unincorporated El Paso County near the intersection of North Ellicott Highway and CO-94. The PFAS WTF will be located adjacent to the existing Ellicott Booster Pump Station and Water Storage Tank. The surrounding area is primarily agricultural with limited residential development. The limited development contributes to the area's rural character and visual quality although the viewshed is not formally designated as a scenic vista.

Proposed Visual Elements

The pipeline will be installed underground and the affected areas will be restored to preconstruction conditions with no visual impacts.

The PFAS WTF will include the following visual elements:

- PEMB (approximately 30-feet tall and 14,000 square feet).
- Two (2) finished water storage tanks (approximately 25-feet tall and 105-feet in diameter).
- Two (2) raw water storage tanks (approximately 25-feet tall and 60-feet in diameter).

Renderings of the proposed pre-engineered metal building and tanks PFAS WTF site are included in Exhibit A.

Mitigation Efforts

The design mitigates the impact PEMB and tanks to the existing viewshed. The PEMB is designed to complement the architectural style of the nearest Project area. The raw and finished water storage tanks will be located adjacent to existing water infrastructure and finished with colors selected to blend with the surrounding landscape to the extent practicable. The Project will not create adverse visual impacts to nearby residents or alter the visual character of the Project area.

Exhibit A – Renderings of PFAS WTF

Cherokee Metropolitan District
PFAS Treatment & Distribution Project

Exhibit A – Renderings of PFAS WTF

October 2026
Appendix K – Visual Impact Study



SHORT AND BRENNAN ARCHITECTS

CHEROKEE METROPOLITAN DISTRICT

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