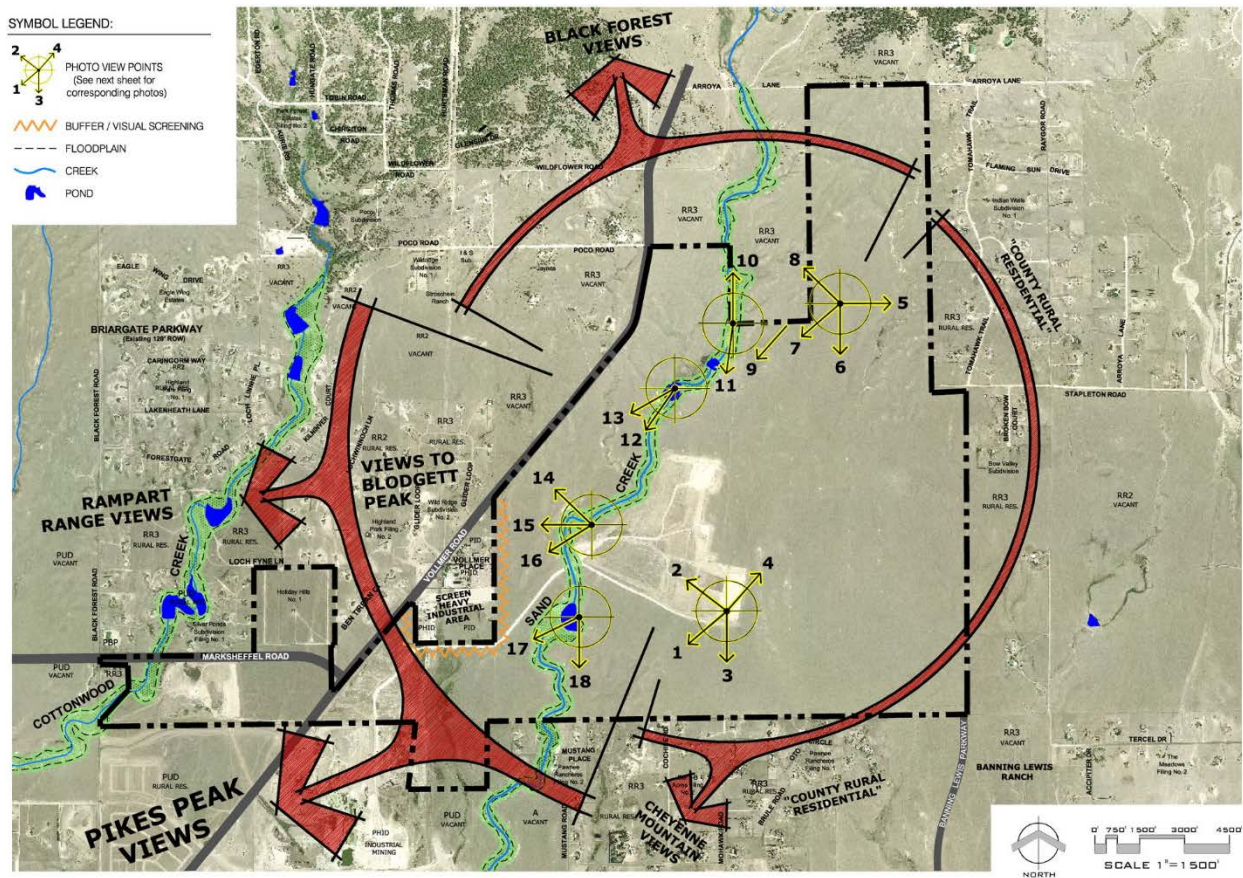


STERLING RANCH PHASE 2 PRELIMINARY PLAN
VISUAL ANALYSIS
AUGUST, 2018

which view point is within this prelim boundary....Considering the requirement for buffer to the south you should at least have that perspective in here.

The Visual Analysis of a site is an important aspect in understanding relationships to surrounding areas, important community elements, and the creation of a quality development. Visual impressions can add and/or detract from the image of the site, and they are significant in determining development opportunities and constraints. Areas of visibility from adjacent roads, the visual content of short-range and long-range views from the site, and areas where views are blocked by natural features forming barriers to views are all important considerations in visual analysis and land use planning.

Generally, views of the Rampart Range and Pikes Peak are evident throughout the site. Internal view opportunities would generally be associated with the Sand Creek drainageway that transverse the site. While the drainageway as it currently exists has minimal visual resource value, its potential for open space value presents an opportunity to provide positive visual impacts upon project development.



Markup Summary

2/26/2019 2:54:02 PM (1)

Printed by dsdparsons
2/26/2019 2:54:02 PM

ADD PLAN which view point is within this problem
discuss... Considering the
requirements for buffer to the south you
should at least have that perspective
in here.

an aspect of engineering education is controlling scale
creation of a 3D environment: visual representation
is, and this is significant in determining development
ability from adjacent roads, the visual context of their range
when when views are blocked by related features. Learning
techniques in visual analysis and land use planning.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/26/2019 2:54:02 PM
Color: ■

which view point is within this prelim
boundary....Considering the requirement for buffer
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