



Visual Impact Analysis

For

Williams Creek Generating Station

Williams Creek Generating Station El Paso County 1041 Application

Visual Impact Analysis



Prepared by:



September 28, 2026

Summary

The proposed Williams Creek Generating Station (WCGS) is planned to be a 400-megawatt natural gas-fired power plant located in a rural area of unincorporated El Paso County, Colorado, south of Squirrel Creek Road and northeast of the Birdsall Road and Old Pueblo Road intersection. The current parcel of the land where the plant will be sited is owned by the City of Colorado Springs and includes 3,654 acres. Current development of the land is comprised of multiple solar arrays, two electrical substations, the Southern Delivery System Williams Creek Pump Station and a section of the Southern Delivery System Raw Water Pipeline.

A land survey plat is being completed to create a new parcel configuration causing the newly created 205.766 acre parcel, upon which the proposed plant will be constructed, to be surrounded by Colorado Springs-owned land to the north and east. The property located to the west and south of the newly created parcel is currently owned by Woodmoor Water and Sanitation District. The remaining parcels located in relatively close proximity to the subject parcel are either owned by the State of Colorado or Woodmoor Water and Sanitation District, or are vacant agricultural lands.

The nearest residential dwelling is located over two (2) miles to the west of the proposed plant location, which suggested that the site is not likely to have a material visual impact on scenic vistas or westerly perspectives towards the Colorado Front Range. To further support this position, this 1041 Permit Application includes Attachment U, Photo Simulations, and Attachment HH, Elevations, to provide the anticipated physical appearance of the proposed facilities. In addition, numerous Google Earth three-dimensional renderings have been prepared and are attached hereto. These renderings provide visual perspectives from a variety of locations. By including the topography of the area, some of each helps screen the site from the west looking east, these renderings show the minimum visibility of the project from nearby public locations. Topography combined with the rural character of the area and the existence of utility-scale solar energy generation facilities in the area allow for any potential visual impact from the project to be minimize and rendered generally compatible with the aesthetic qualities of other existing utility development in the area.

Perspective Locations Map



Site Perspective 2

Site Perspective 9

Site Perspective 8

Site Perspective 3

Site Perspective 7

Williams Creek Generating Station

Site Perspective 1

Site Perspective 4

Site Perspective 5

Site Perspective 6

Hanover Rd

Hanover Rd

Hanover Rd

Hanover Rd

Hanover Rd

Image © 2026 Airbus

Google Earth

Imagery Date: 2/14/2026 38°42'59.49" N 104°43'53.08" W elev 5654 ft eye alt 51941 ft

Perspective #1

8693 Birdsell Rd



Exit Street View



© 2026 Google

Google Earth

38°37'29.65" N 104°39'45.36" W elev 5447 ft eye alt 5464 ft

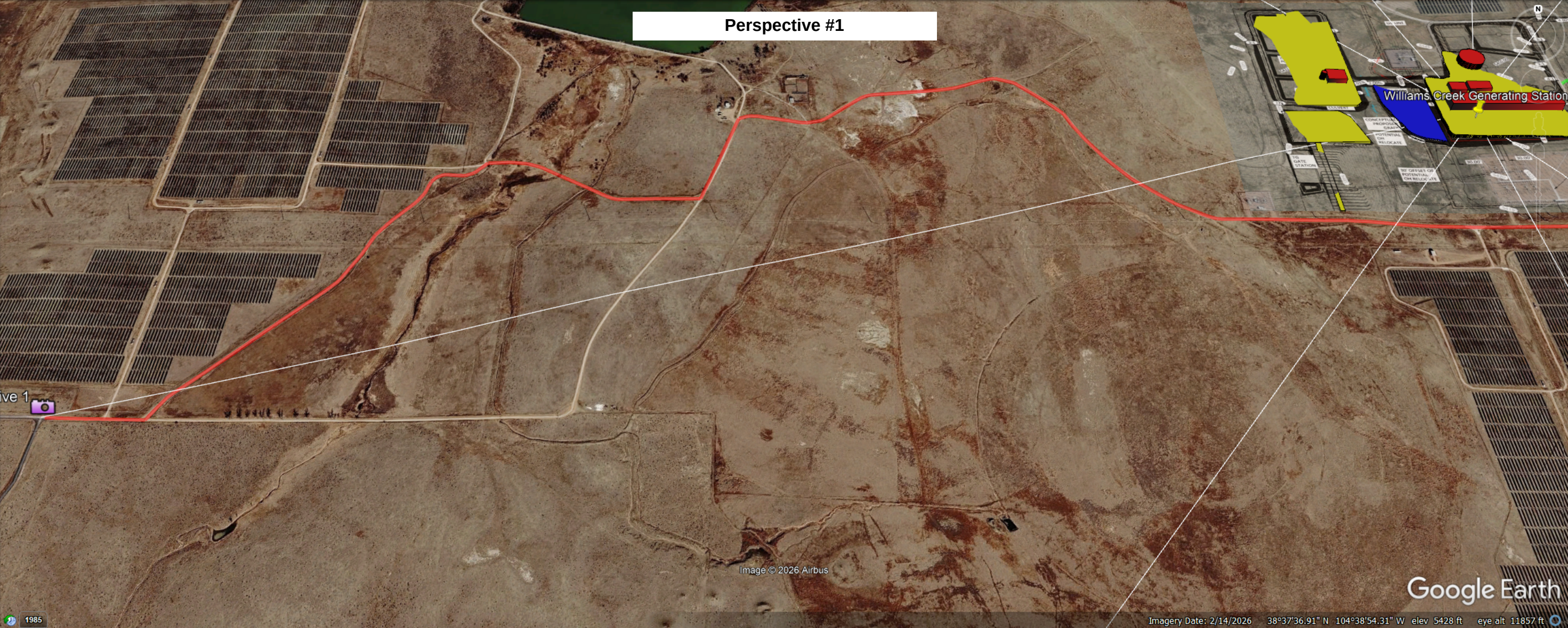
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Perspective #1



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Perspective #1



Perspective #2

Squirrel Creek Rd



Exit Street View



© 2026 Google

Google Earth

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38°41'35.17" N 104°39'00.93" W elev 5748 ft eye alt 5748 ft

Perspective #2

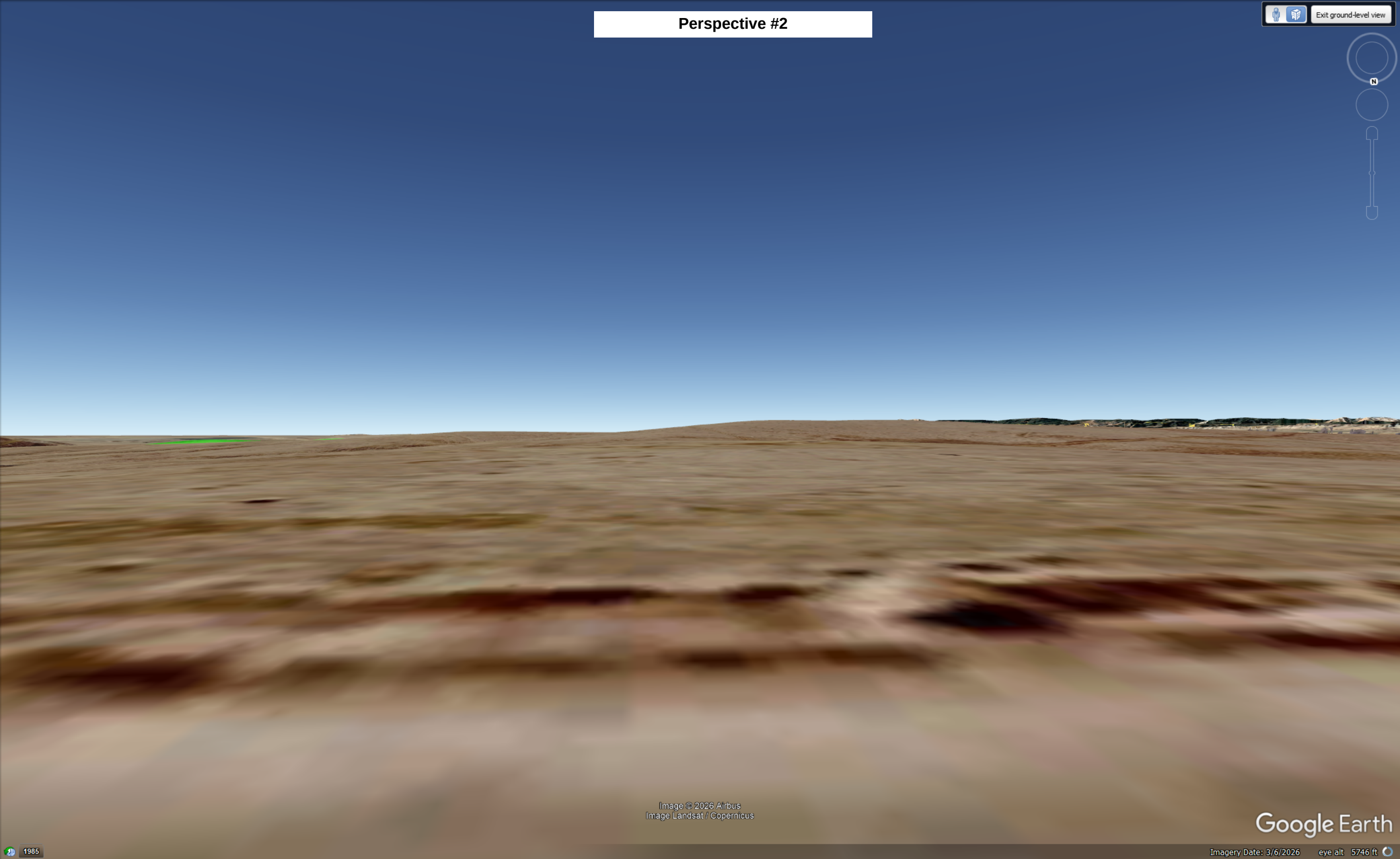
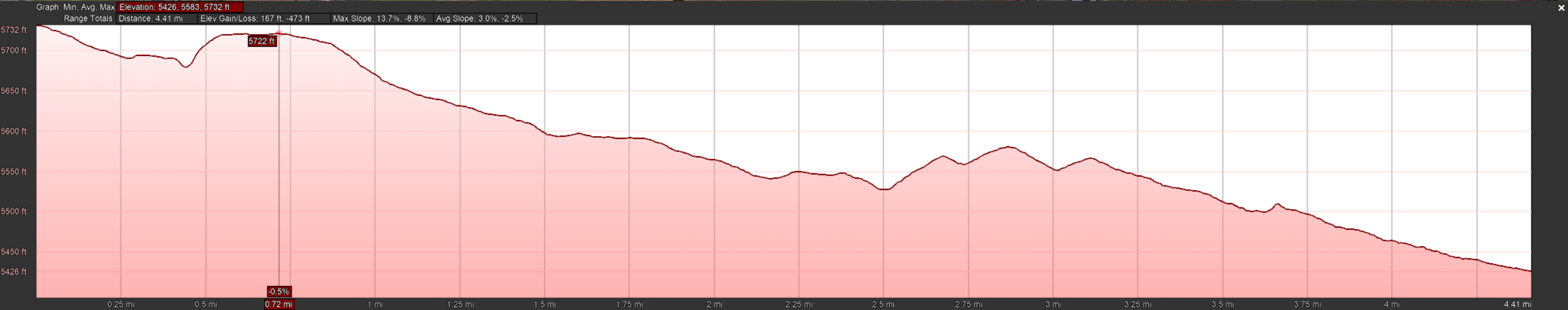


Image © 2026 Airbus
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Perspective #2



Perspective #3

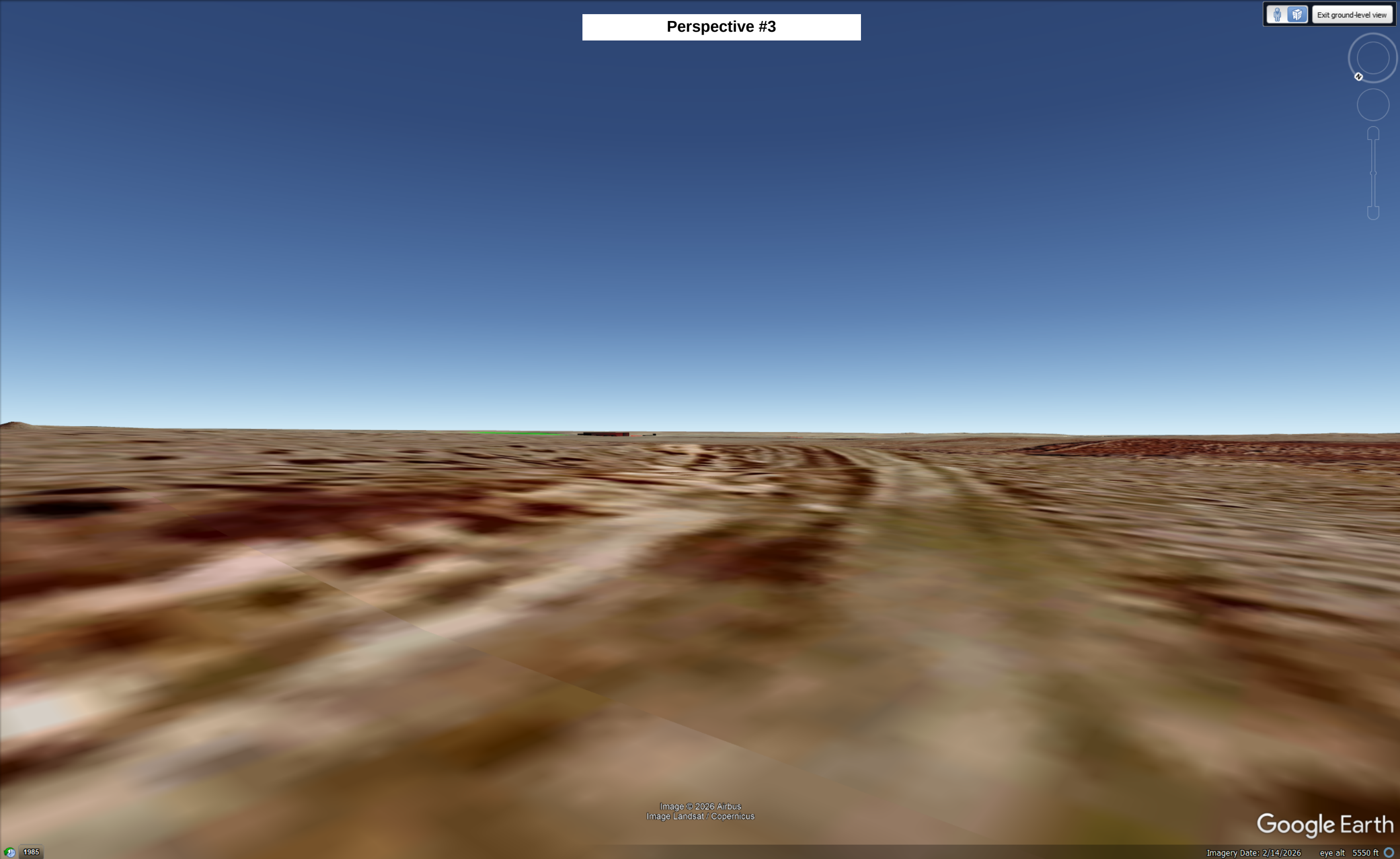
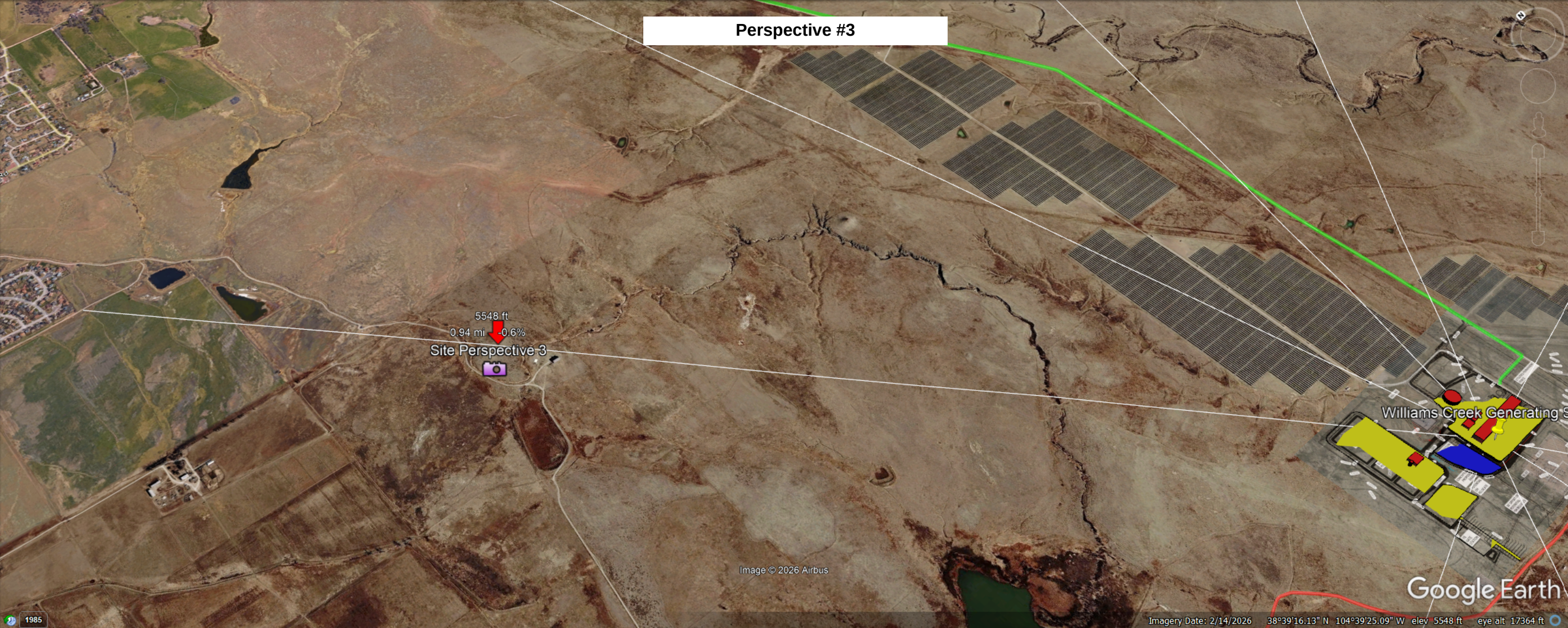


Image © 2026 Airbus
Image Landsat / Copernicus

Perspective #3



Williams Creek Generating S

Google Earth

Imagery Date: 2/14/2026 38°39'16.13" N 104°39'25.09" W elev 5548 ft eye alt 17364 ft

Graph: Min. Avg. Max Elevation: 5425, 5498, 5548 ft
Range Totals: Distance: 3.03 mi Elev Gain/Loss: 122 ft, -222 ft Max Slope: 6.8%, -10.8% Avg Slope: 1.5%, -1.9%





Perspective #4

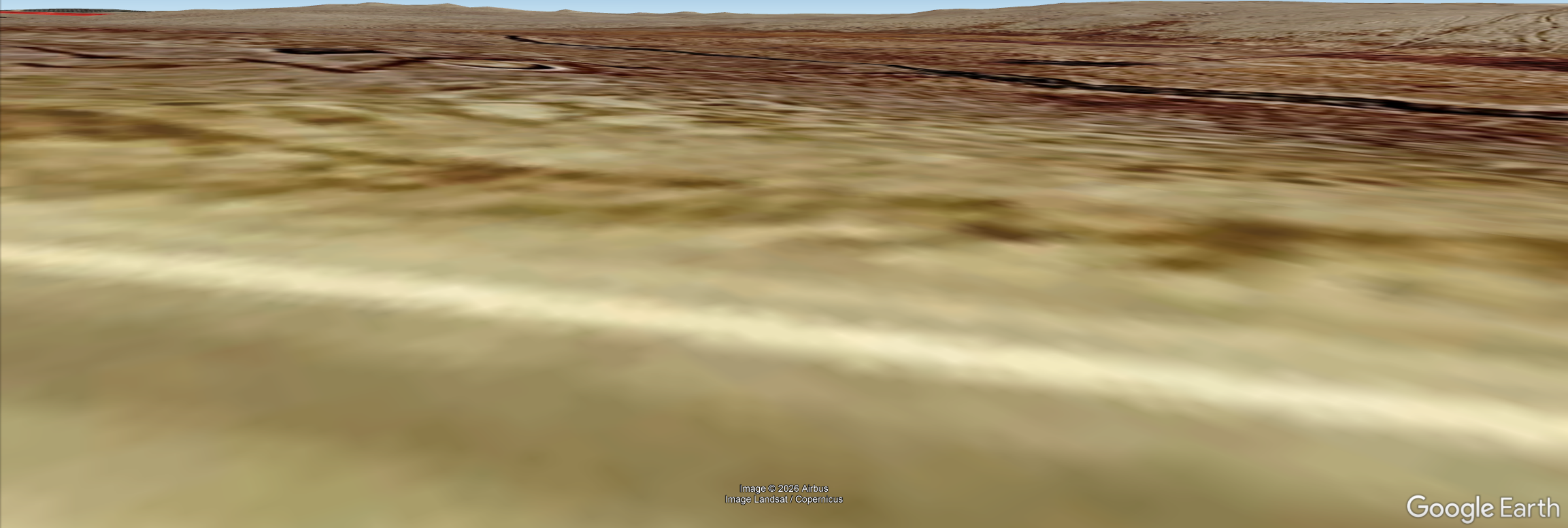


Image © 2026 Airbus
Image Landsat / Copernicus

Perspective #4



Perspective #5

Hanover Rd



Exit Street View

N



© 2026 Google

Google Earth

38°34'41.23" N 104°37'35.81" W elev 5305 ft eye alt 5313 ft

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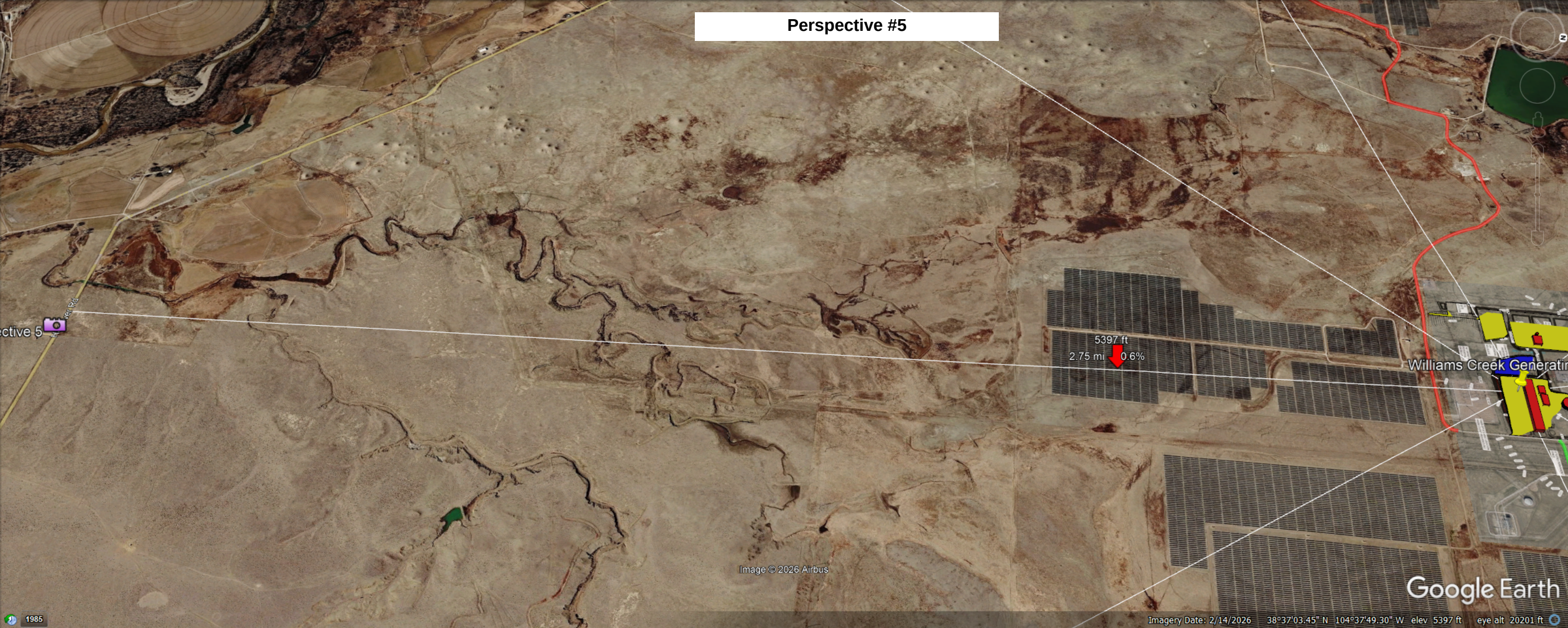
Perspective #5



Image © 2026 Airbus
Image Landsat / Copernicus

Google Earth

Perspective #5

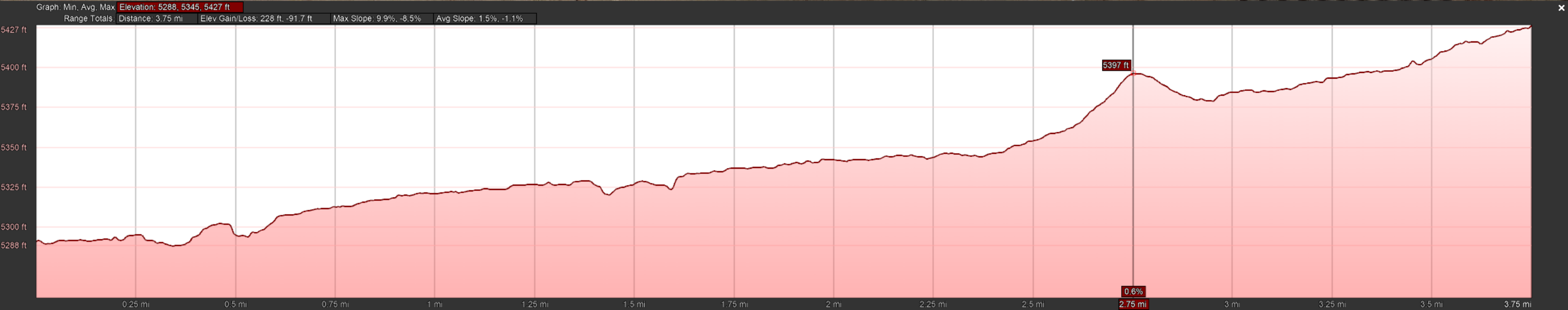


Active 5

Image © 2026 Airbus

Google Earth

1985 Imagery Date: 2/14/2026 38°37'03.45" N 104°37'49.30" W elev 5397 ft eye alt 20201 ft





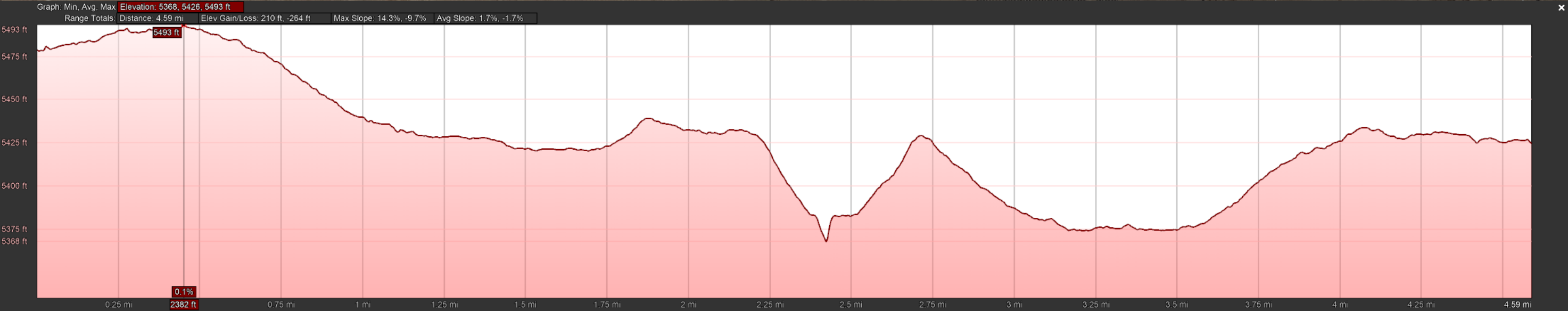
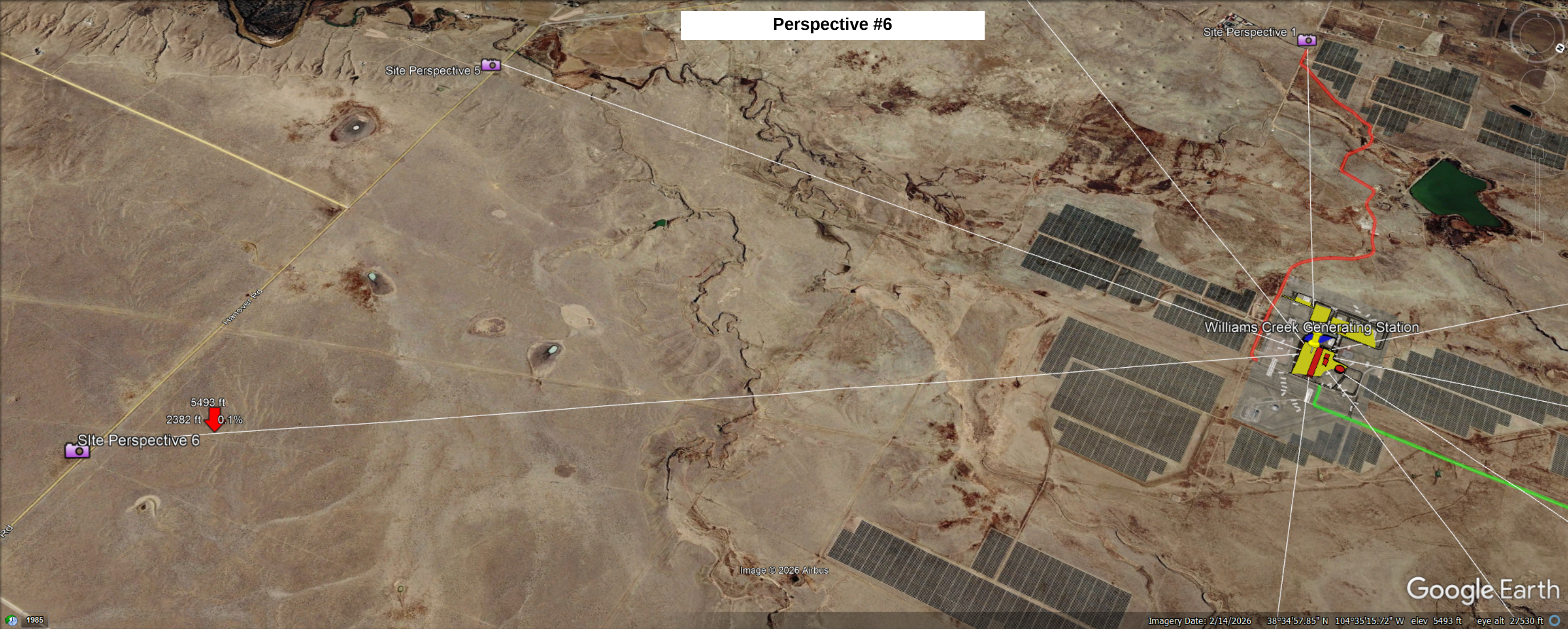
Perspective #6



Image © 2026 Airbus
Image Landsat / Copernicus

Google Earth

Perspective #6



Perspective #7

17665 Holman Rd



Exit Street View



© 2026 Google

Google Earth

38°39'00.62" N 104°29'54.73" W elev 5543 ft eye alt 5543 ft

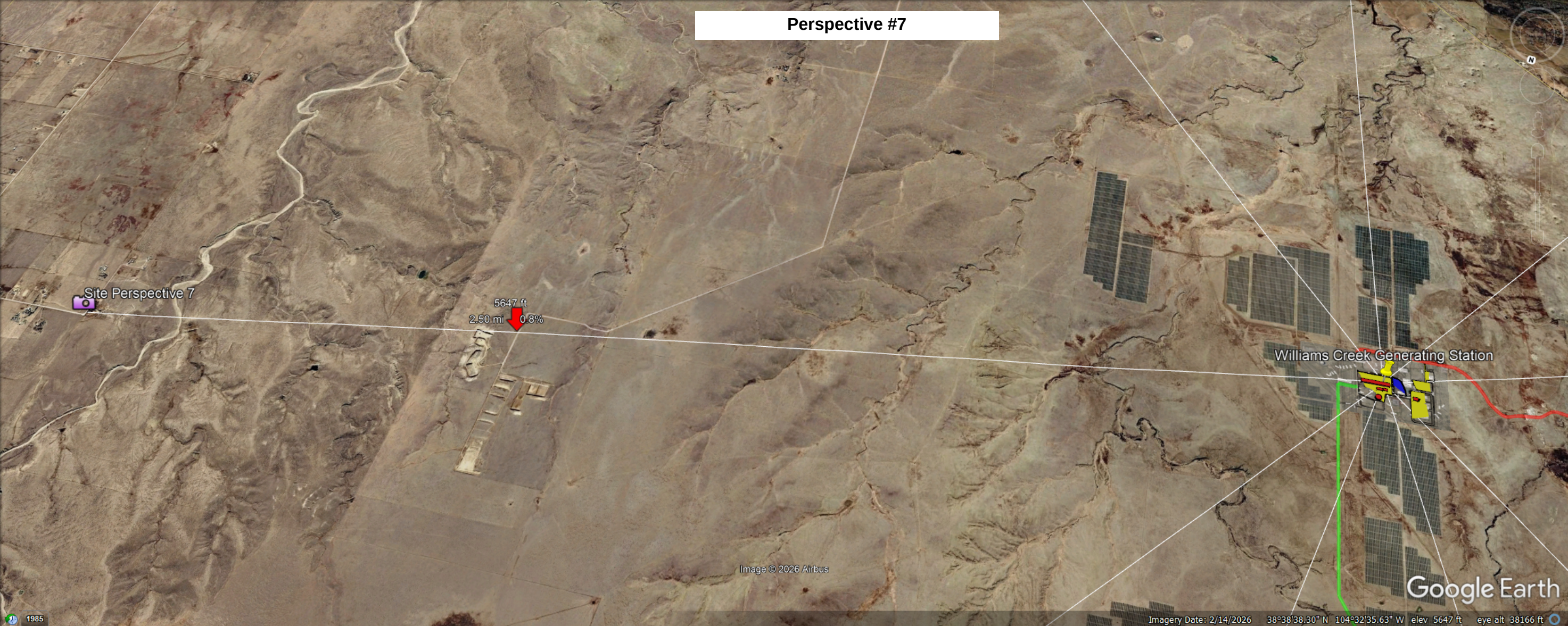
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Perspective #7



Image © 2026 Airbus
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Perspective #7



Perspective #8



Perspective #8



Image © 2026 Airbus
Image Landsat / Copernicus

Perspective #8



Perspective #9



Perspective #9



Image © 2026 Airbus
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Perspective #9

