

STERLING RANCH PHASE 2 PRELIMINARY PLAN

VISUAL ANALYSIS

JUNE, 2020

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.

