I-25 CONSERVATION CORRIDOR

RICHARD W. SHAW, Principal
THE VISION

Conserved Lands
Limited Development

Studying Area

Landscape Visibility from I-25

To Colorado Springs
To Denver

Pikes Peak
National Forest

El Paso County
HISTORIC PATTERN OF DEVELOPMENT AND FORECASTED GROWTH

1960

2000

2015

2040

*Projected development without conservation actions
MOUNTAINS, PRAIRIES AND OUTDOOR RECREATION
RURAL, CULTURAL AND HISTORIC VALUES
ASSESSING NATURAL RESOURCE VALUES

WILDLIFE SENSITIVITY TO CHANGE
- High
- Medium
- Low

VISUAL PREFERENCE + VALUE
- Riparian Corridor
- Migration Corridor + Critical Range
- High Biodiversity
- Identified Endangered Species Habitat
- Secondary Areas of Biodiversity

HIGH VALUE NATURAL SYSTEMS
- Visual Feature + Landmark Landscape
- Open Foreground View
- Middle Ground with High Visual Valuation
DETERMINING CONSERVATION PRIORITY

CONSERVATION POTENTIAL
- Undeveloped Lands with Highest Conservation Values
- Undeveloped Lands with High Scenic or Natural Resources
- Developed Land or Lowest Conservation Value

DEVELOPMENT SUITABILITY
- Land Most Likely to be Developed
- Secondary Development Lands
- Land Not Likely to be Developed
SCENIC VIEW PROTECTION

PIKES PEAK
ELEVATION 14,115

To Colorado Springs

To Denver

Landscape Visibility from I-25

Douglas County
El Paso County
GROWTH AND DEVELOPMENT PRESSURES

“‘If growth and expectations in metropolitan Denver as a whole are at a strong but steady pace, those for Douglas County are at a gallop...’

Denver Business Magazine
Great Outdoors Colorado Trust Fund
Great Outdoors Colorado Environmental Emergency Funds
Douglas County Open Space Program
State Division of Wildlife
State Land + Water Conservation Fund
Colorado State Parks
Private Donations
Douglas County Land Conservancy
The Conservation Fund
Douglas County Zoning + Land Use Code
Clustered Development Incentive
Hillside Development Ordinance

COLLABORATION

MULTI-MILLION DOLLAR GRANTS LEVERAGED TO PROTECT 32,000 ACRES VALUED AT $105 MILLION
REALIZING THE VISION

To Colorado Springs
Douglas County
El Paso County
To Denver
25 Pikes Peak National Forest
Landscape Visibility from I-25

STUDY AREA

1ST Priority Permanent Protection
2ND Priority Permanent Protection
Conservation Easement/O.S. Corridor

Pikes Peak National Forest
To Colorado Springs
CONSERVATION BASED DEVELOPMENT

ORIGINAL SUBDIVISION APPROVAL

REPLATTED SUBDIVISION
UTILIZING CONSERVATION EASEMENTS