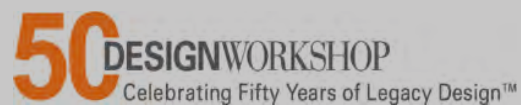


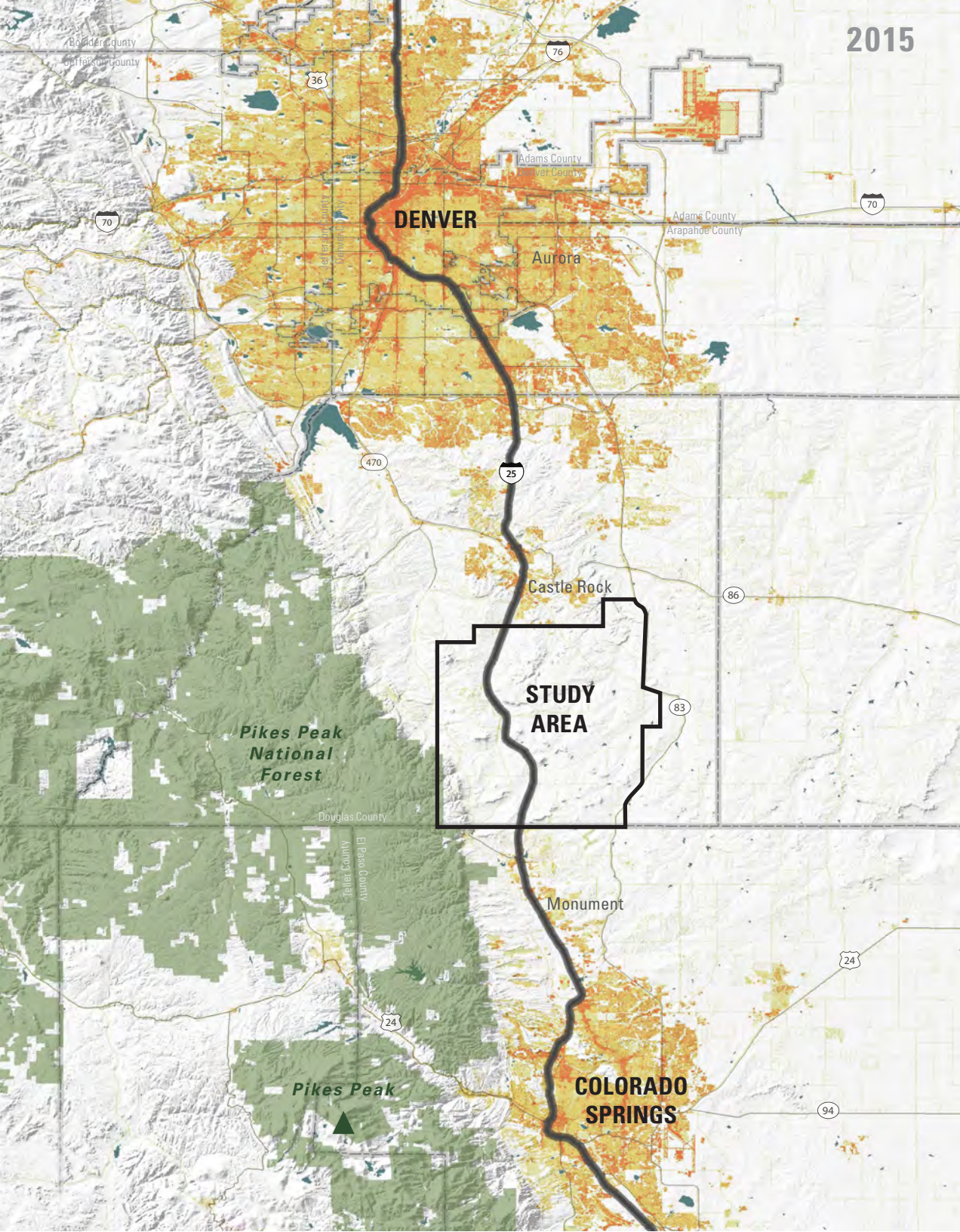


I-25 CONSERVATION CORRIDOR

RICHARD W. SHAW, Principal

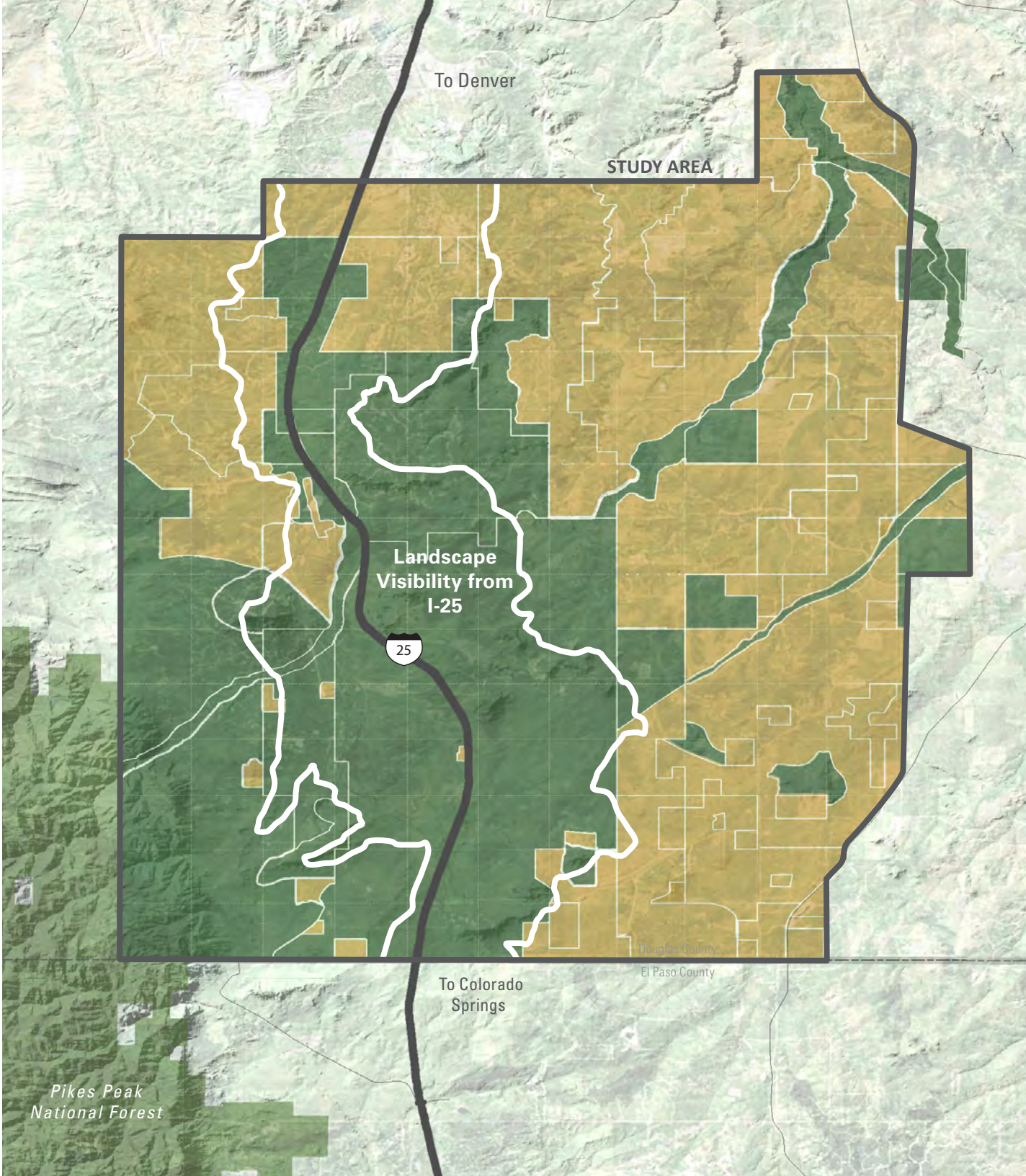


I-25 CONSERVATION CORRIDOR MASTER PLAN



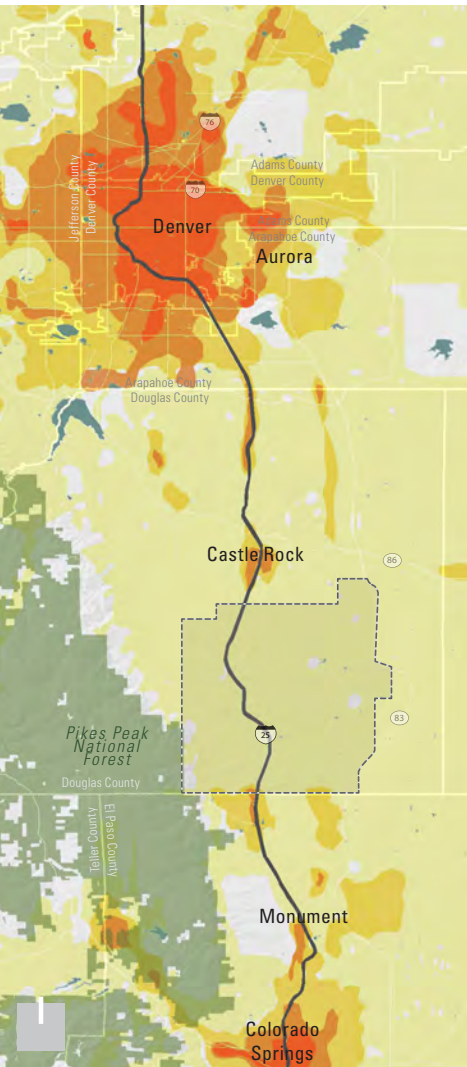
THE VISION

- Conserved Lands
- Limited Development

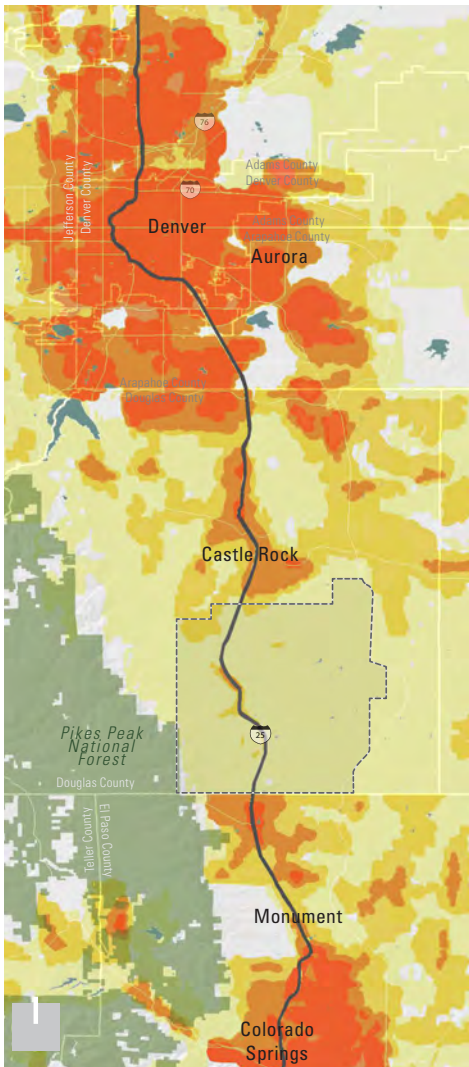


HISTORIC PATTERN OF DEVELOPMENT AND FORECASTED GROWTH

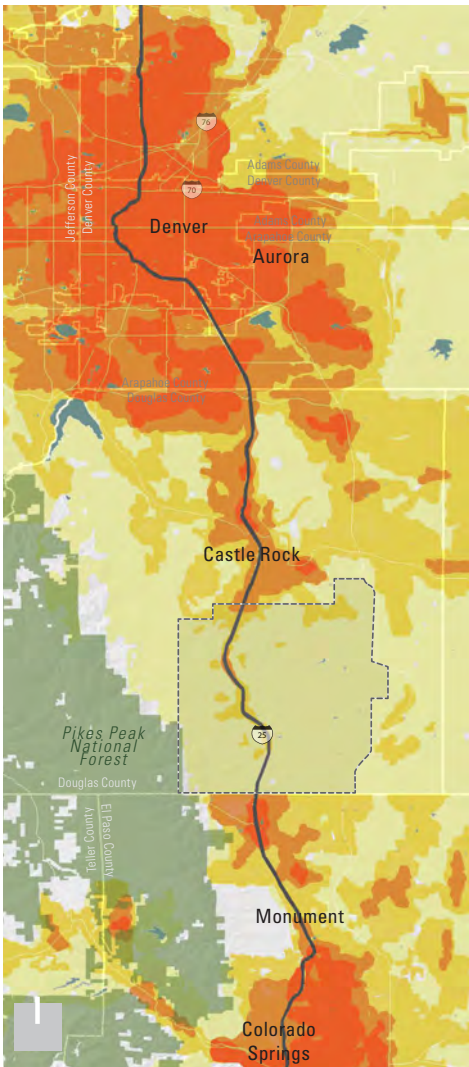
1960



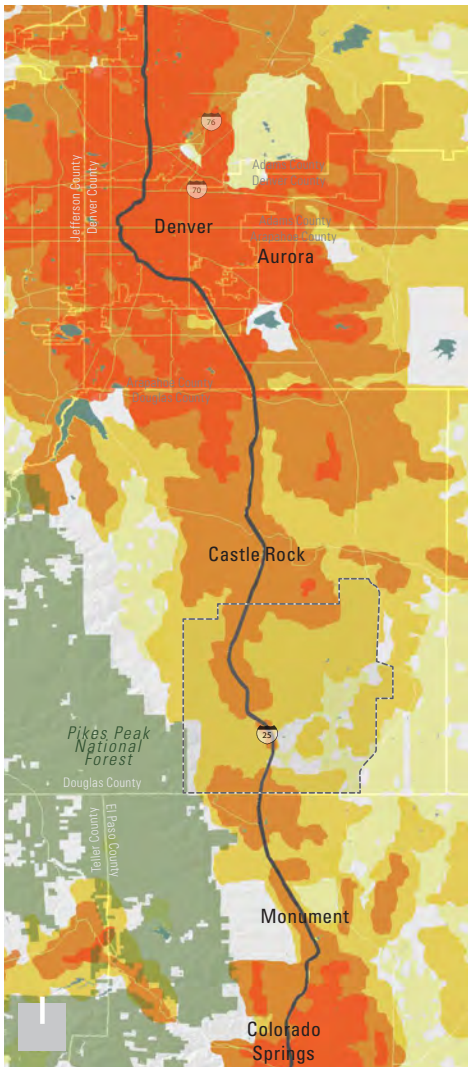
2000



2015



2040



**Projected development without conservation actions*

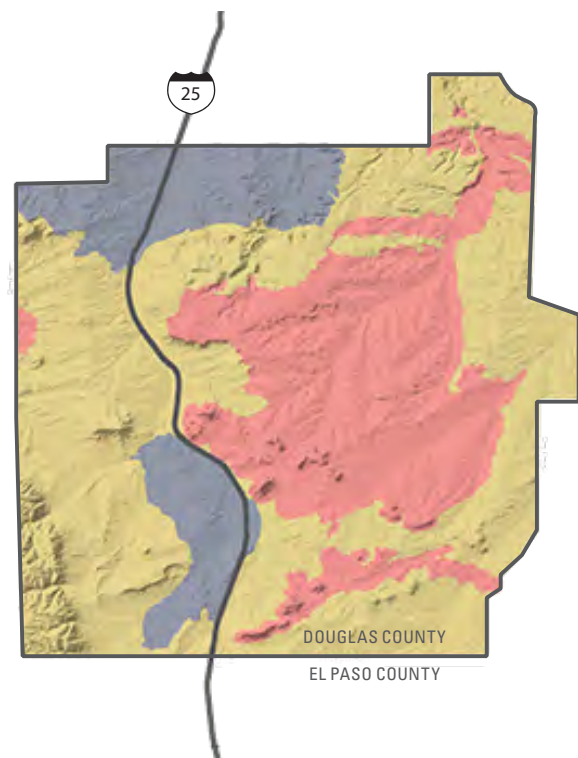
MOUNTAINS, PRAIRIES AND OUTDOOR RECREATION



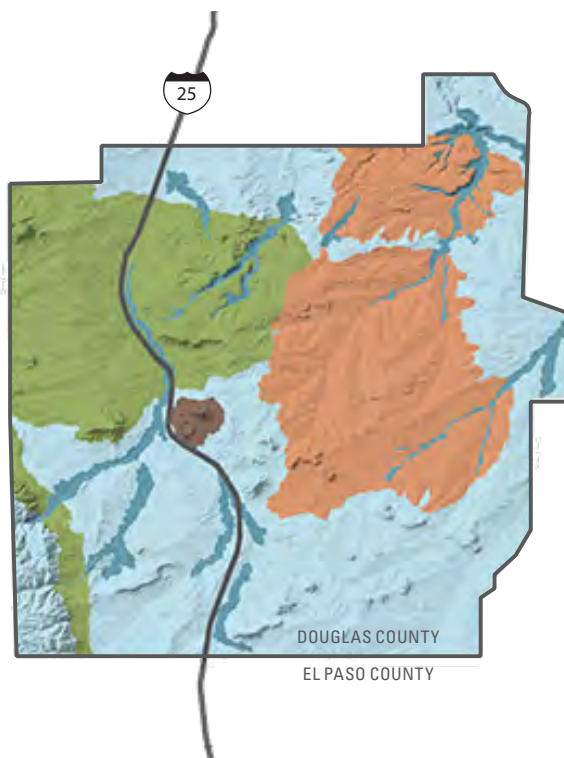
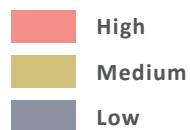
RURAL, CULTURAL AND HISTORIC VALUES



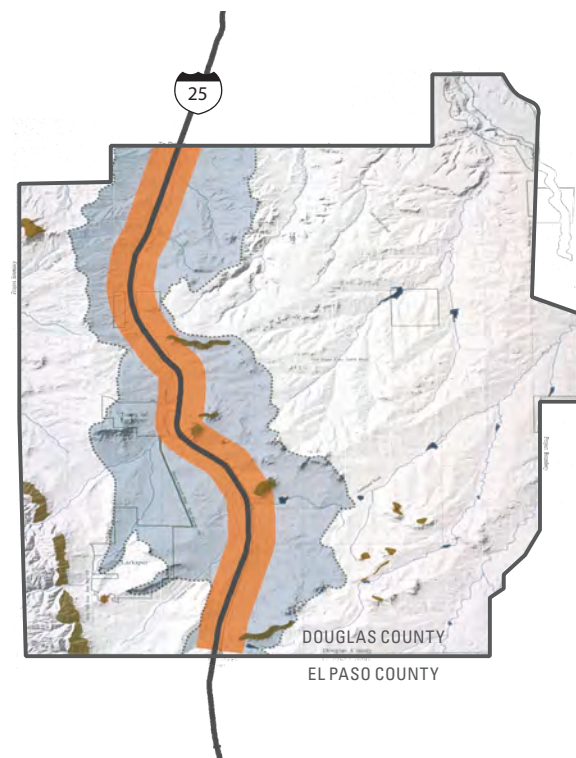
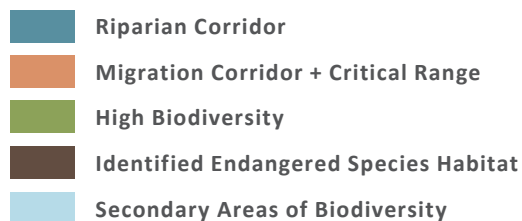
ASSESSING NATURAL RESOURCE VALUES



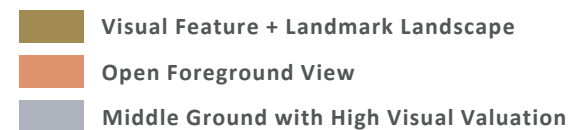
WILDLIFE SENSITIVITY TO CHANGE



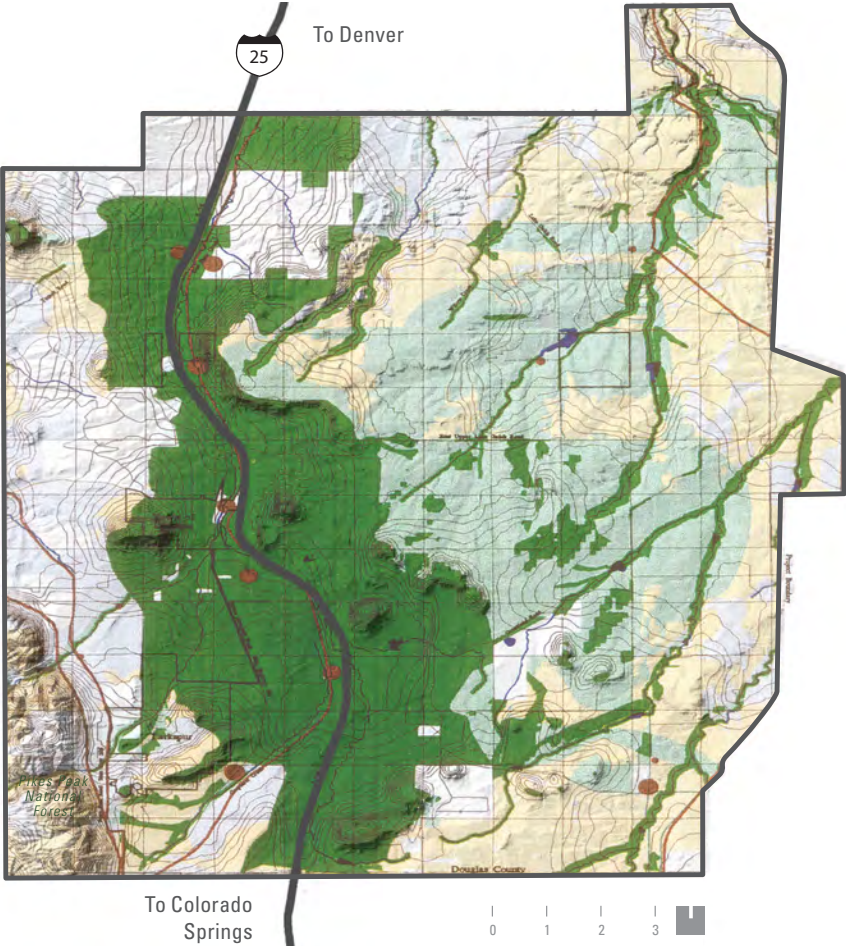
VISUAL PREFERENCE + VALUE



HIGH VALUE NATURAL SYSTEMS

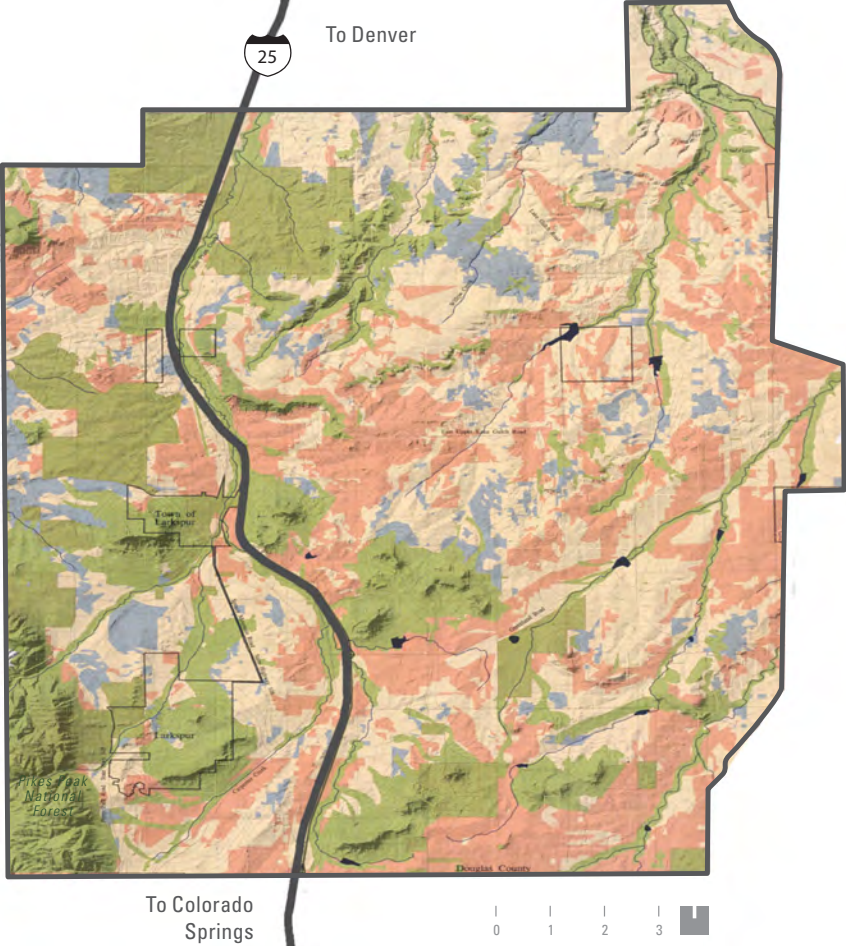


DETERMINING CONSERVATION PRIORITY



CONSERVATION POTENTIAL

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

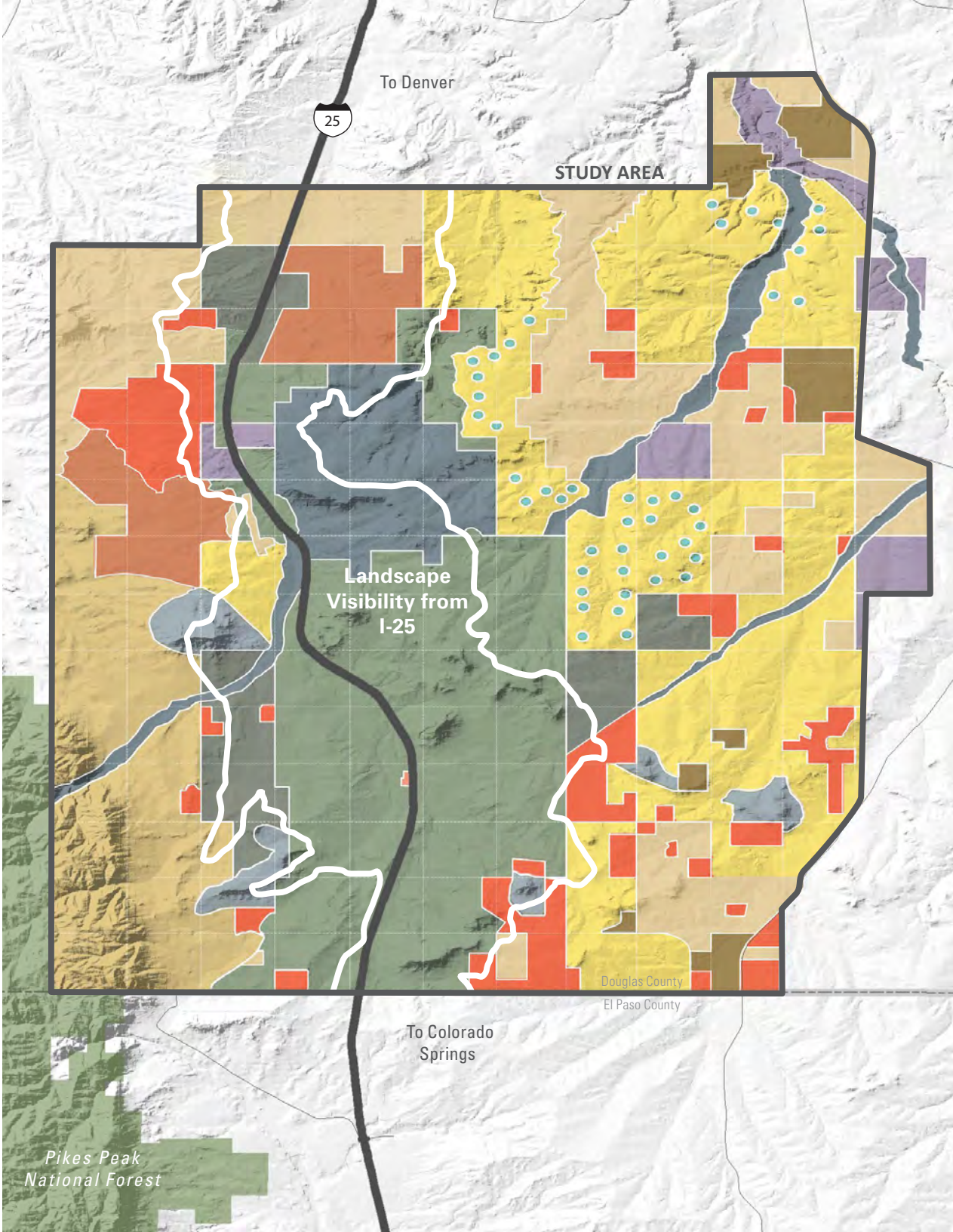


DEVELOPMENT SUITABILITY

- Land Most Likely to be Developed
- Secondary Development Lands
- Land Not Likely to be Developed

CONSERVATION METHODS

- 1ST Priority Permanent Protection
- 2ND Priority Permanent Protection
- County Permanent Protection
- Conservation Easement/O.S. Corridor
- Hillside Development Control
- State Owned Land
- Existing Development
- Approved Subdivision
- Recent Land Sale
- Cluster at 1 Unit per 35 Acres
- Limited Development Site
- Existing 35 Acre Lots



SCENIC VIEW PROTECTION



25

To Denver

Landscape
Visibility
from I-25

Douglas County

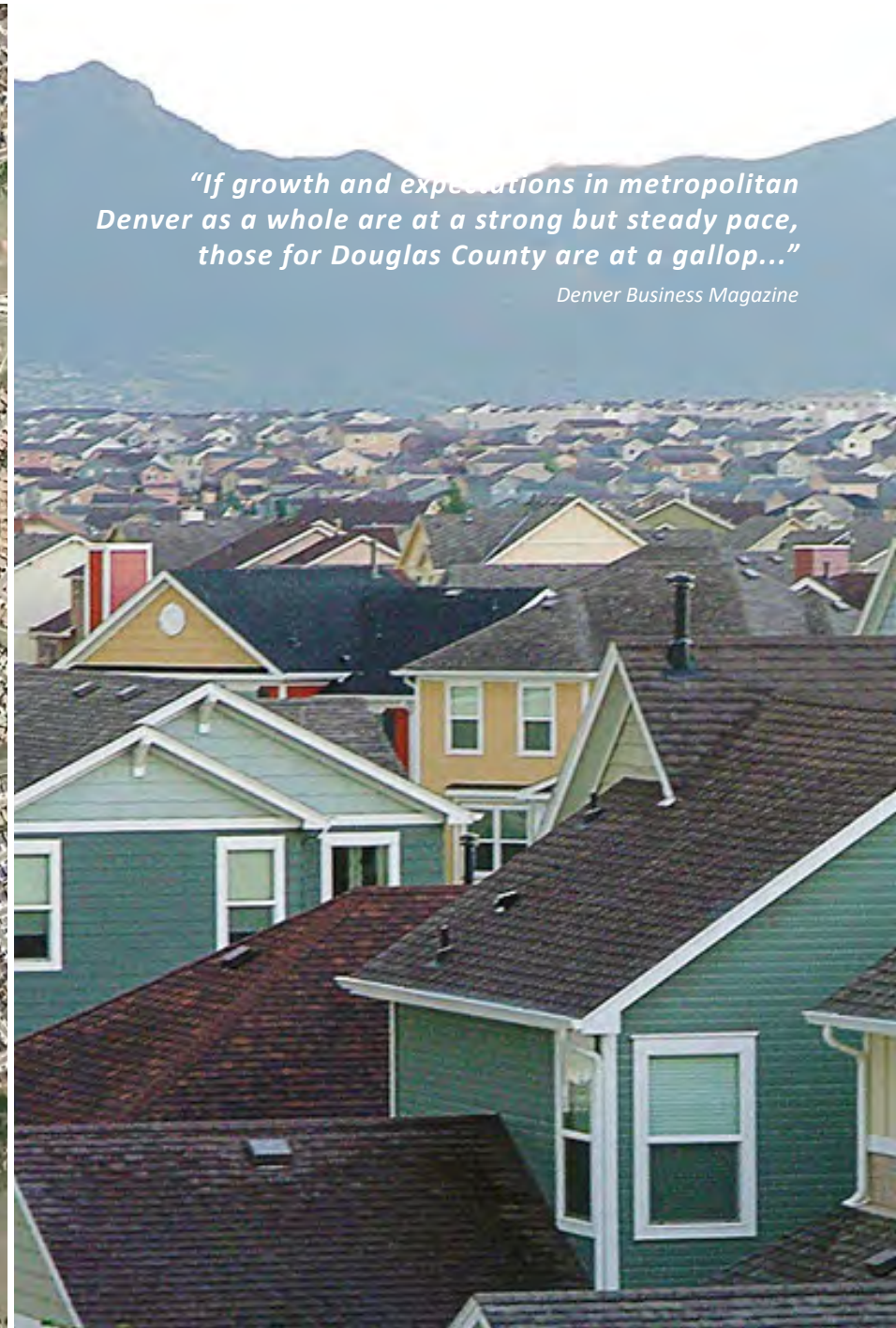
El Paso County



PIKES PEAK
ELEVATION 14,115

To Colorado
Springs

GROWTH AND DEVELOPMENT PRESSURES

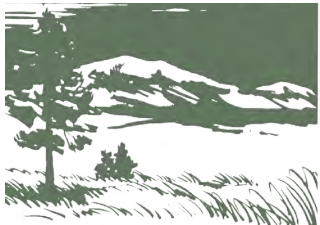
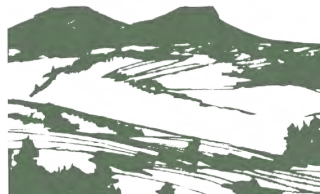
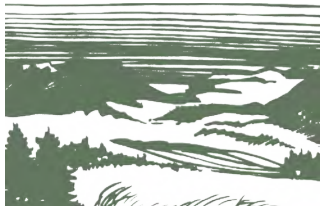


"If growth and expectations in metropolitan Denver as a whole are at a strong but steady pace, those for Douglas County are at a gallop..."

Denver Business Magazine

COLLABORATION

MASTER PLAN VISION



COORDINATED FUNDING

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

CONSERVATION EASEMENTS

Private Donations

Douglas County Land Conservancy

The Conservation Fund

LEGISLATIVE INITIATIVES

Douglas County Zoning + Land Use Code

Clustered Development Incentive

Hillside Development Ordinance

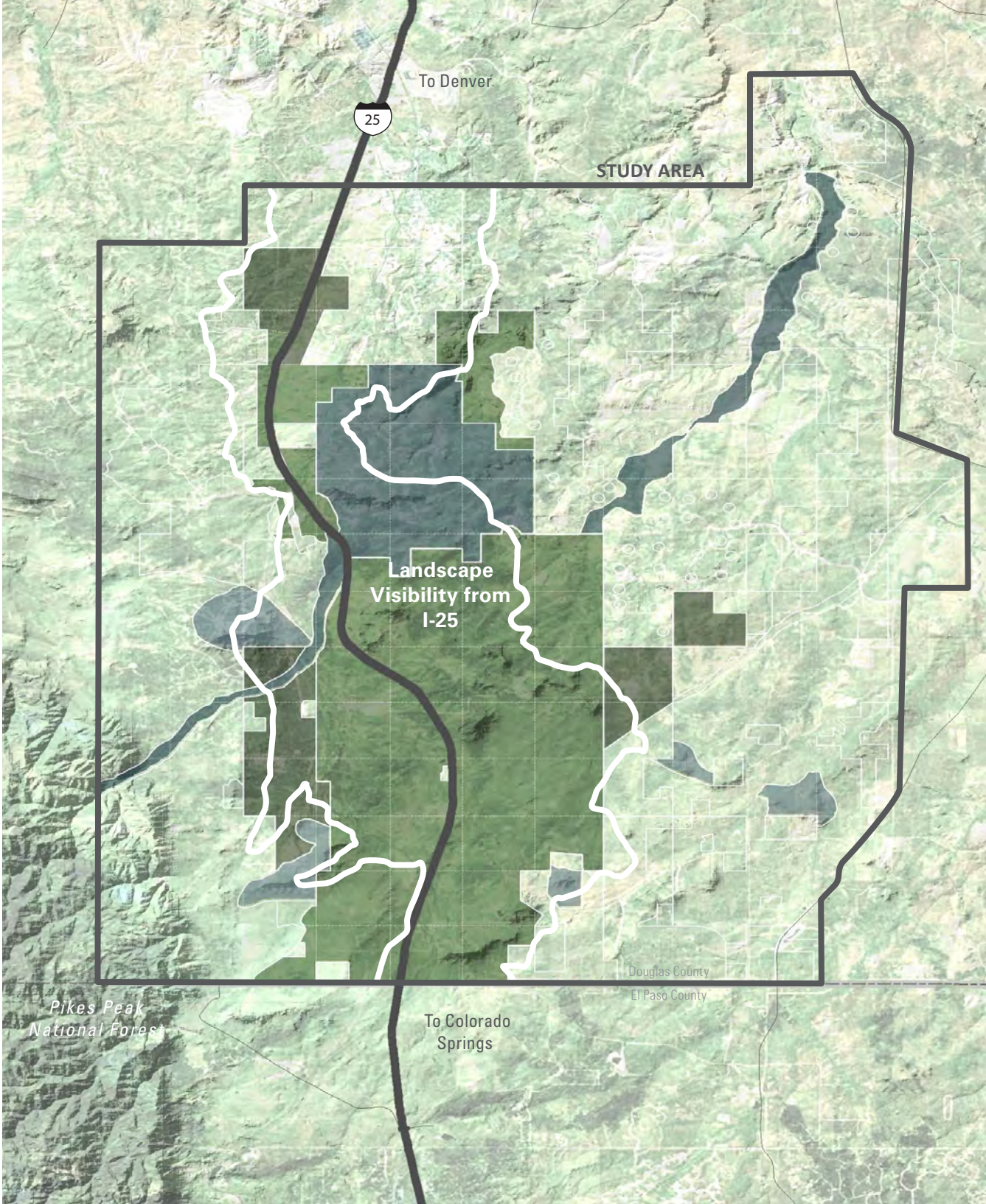
MULTI-MILLION
DOLLAR GRANTS
LEVERAGED
TO PROTECT
32,000 ACRES
VALUED AT
\$105 MILLION

COORDINATED ACTION + IMPLEMENTATION

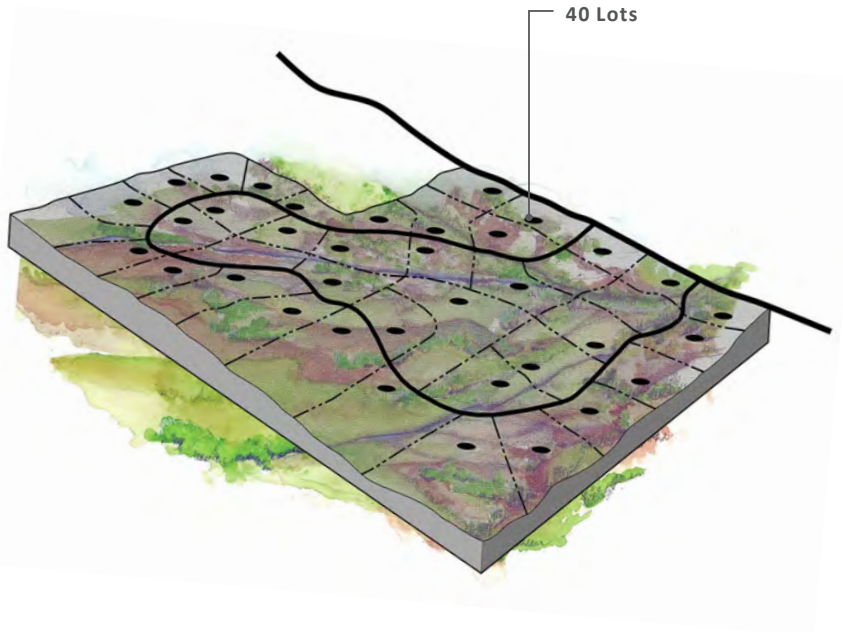


REALIZING
THE VISION

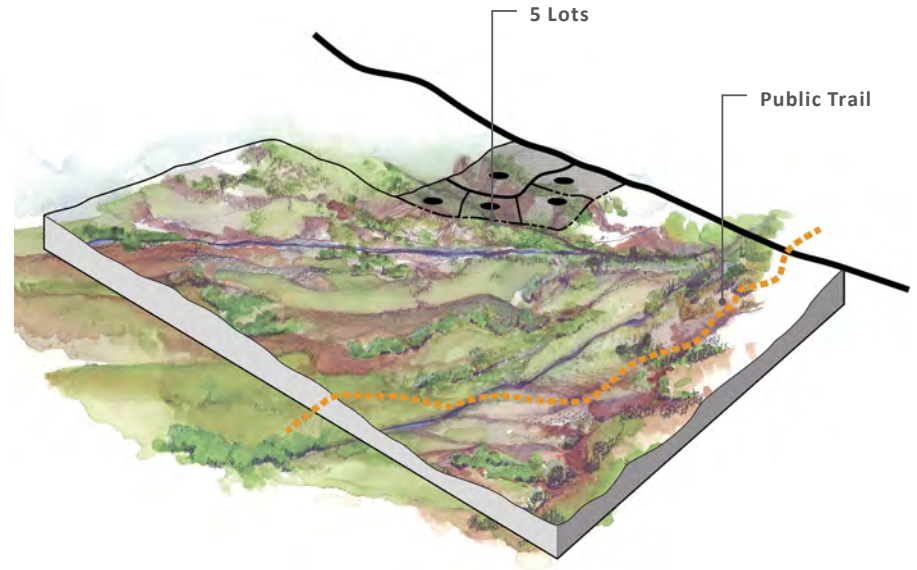
- 1ST Priority Permanent Protection
- 2ND Priority Permanent Protection
- Conservation Easement/O.S. Corridor



CONSERVATION BASED DEVELOPMENT



ORIGINAL SUBDIVISION APPROVAL



REPLATTED SUBDIVISION
UTILIZING CONSERVATION EASEMENTS



Hillside Ordinance Enacted

Private Landowner Limited Development with Conservation Easement

Conservation Easement Completed

State Acquisition for
Permanent Protection

Land and Water Conservation Trust
Funding for Wildlife Protection

Acquisition Completed

