



Views/Distance Zone Section

A visual analysis was performed on U.S. 24 to identify the view sheds along an approximate five-mile section of the highway from its intersection with I-25 west to the Manitou Avenue interchange. A view shed is a geographical area that is defined on all sides by significant landforms or man-made elements that terminate a view. From whatever point within the view shed a viewer stands, the view is contained or limited to the area of the view shed. Two different and distinct view sheds were defined for this

segment of U.S. 24: the Urban View Shed and the Rural View Shed. **Because these two view sheds are so clearly defined with distinctively differing characteristics, the community and the consultant team agreed that these aesthetic guidelines should be based on two design segments that match up with the urban and rural view sheds.** An explanation of each view shed follows. See the accompanying photographs that illustrate the extent of these two view sheds.

Urban View Shed

The eastern boundary of the urban view shed is the I-25 Cimarron interchange. The western boundary is the ridge at 31st Street. U.S. 24 runs along Fountain Creek so the northern and southern boundaries are the ridge line on either side of the Fountain Creek drainage. The general character of this view shed is urban or developed along U.S. 24 with strip commercial, industrial, and residential uses on both the north and south sides of the highway. These uses give way to more mountainous, natural areas on the south and to the north transitions to residential neighborhoods.



This view shed is dominated with visual clutter caused by billboards and contrasting commercial developments that front directly onto U.S. 24.



U.S. 24 parallels and runs along Fountain Creek from the east to the west for most of the length of this view shed with the creek crossing beneath the highway at about 21st and approximately 8th Streets.



The highway sits above the creek and provides views to the stands of cottonwood trees and riparian vegetation that line the creek corridor. Whether on the north side of U.S. 24 or the south side, the creek provides a visual buffer from the highway to the adjacent land uses.

