

Rural View Shed

The eastern limits of the rural view shed begins just west of 31st Street, before the rock cut on the south side of the highway, and continues to the western boundary at the Manitou Avenue interchange in Manitou Springs. The southern limit is defined by various mountain peaks such as Pikes Peak, Sachette Mountain, Mount Arthur and Iron Mountain, while Garden of the Gods Park and the hills associated with the park define the northern limits.

15 Rock cut just west of 31st Street that separates the urban and rural viewsheds



Unlike the urban view shed, the rural view shed is characterized by a strong presence of parks, open space and residential development. The south side of the highway is dominated by a combination of residential development and parks immediately adjacent to the highway, with distant views to the mountains. The north side of the highway is characterized by commercial development that sits below, but immediately adjacent to, the highway, transitioning into residential neighborhoods, parks and open space in the middle ground and ultimately, the mountains in the background.

16 View to Pikes Peak and Sachette Mountain from U.S. 24 looking south



West of 31st Street, U.S. 24 starts to be more integrated in the landscape with large sweeping curves and tangents that result in longer, broader views, uninterrupted by development. Short and long-range views of the mountains on the south side of the highway are accentuated by the change in elevation of the highway itself, while the landscape to the north appears to be rolling and hilly. Focal points within this view shed include Pikes Peak, Sachette Mountain, Mount Arthur, Iron Mountain, Sargarloaf Mountain, Garden of the Gods Park, Red Rock Canyon Open Space and commercial developments.

17 Looking east to rock cut west of 31st Street, south of U.S. 24



From the rock cut at the eastern boundary of the view shed, U.S. 24 ascends towards the west and presents dramatic views of Pikes Peak to the south. Short-range views of Red Rock Canyon Open Space are apparent immediately adjacent to the highway to the south. Short-range views to the north include the large mature cottonwood trees that serve as a buffer between the highway and Fountain Creek.

18 View of commercial development immediately adjacent to and below U.S. 24 on the north. Garden of the Gods Park is visible in the middle ground



Between 31st Street and Ridge Road, U.S. 24 parallels Fountain Creek. Between Ridge Road and Manitou Avenue, commercial developments front directly upon the north side of the highway. The highway is elevated

above these developments, but at grade with the adjacent open space to the south.

19 View from the south side of U.S. 24 looking north at Fountain Creek



Other short and long-range views from U.S. 24 to the north include the City of Manitou Springs and some of the land uses that surround the City. U.S. 24 is elevated above the City and offers short range views to the north of the commercial development that sits directly below the highway, as well as to the rock formations in the foreground that are part of Gardens of the Gods Park.

20 Heading west on U.S. 24 looking south to Pikes Peak just east of Ridge Road



When traveling west to east and from east to the west along the north side of the highway, Garden of the Gods Park is visible from U.S. 24. Mid-range views of the rock outcroppings are visible just beyond the commercial development.

21 Looking north towards the Rampart Range Mountains from U.S. 24 just west of 31st Street



22 View from U.S. 24 looking west approaching Manitou Springs



23 View north towards Garden of the Gods Park

