

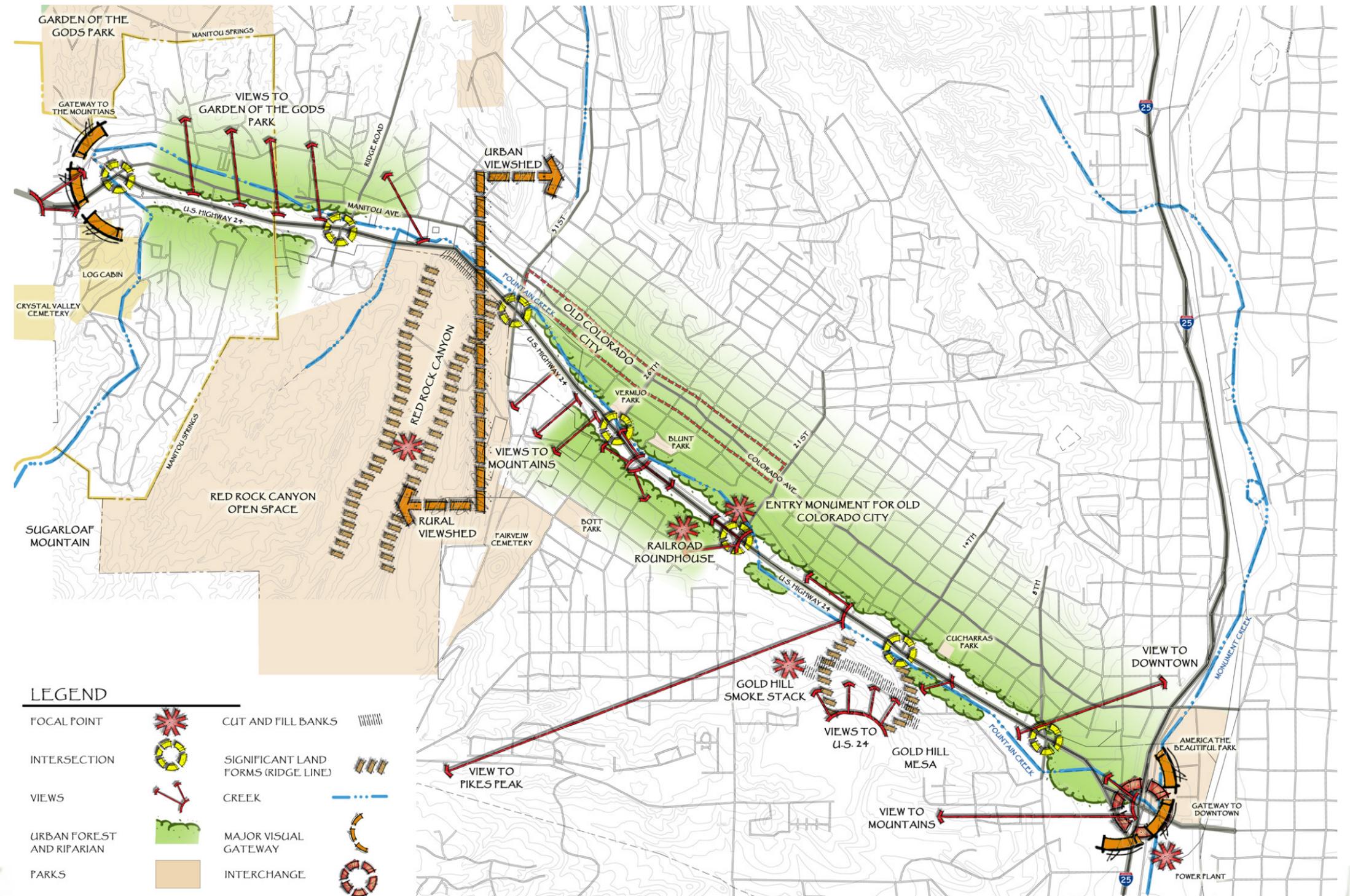
# APPENDIX:

## A. Existing Conditions

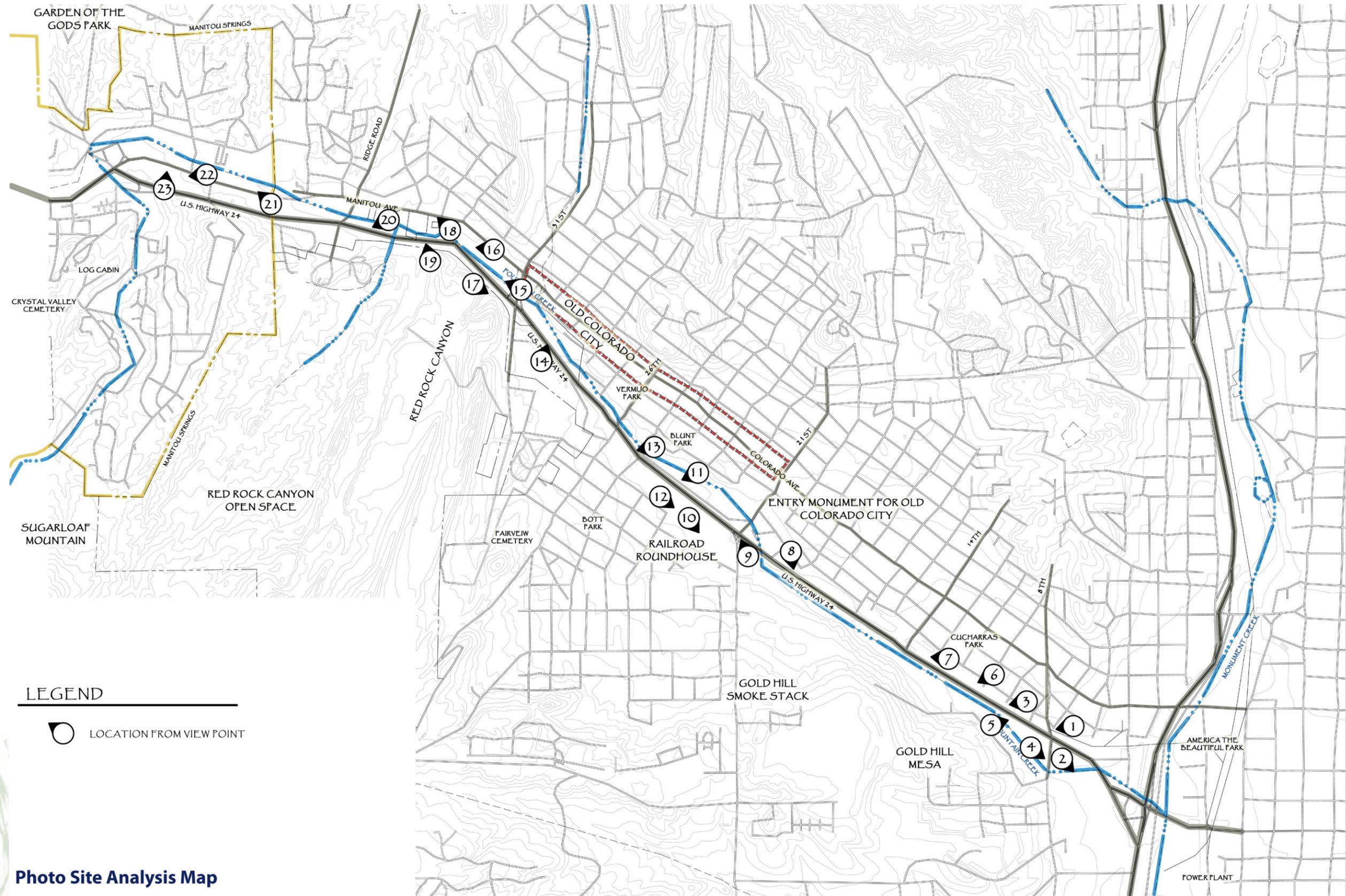
The U.S. 24 West Corridor is a major regional gateway west to the Rocky Mountains. Other mountain access gateways are in entirely different regions: U.S. 50, 60 miles south in Pueblo, and U.S. 285, 60 miles north in Lakewood. Due to this fact, U.S. 24 West is a major portal for tourism, commerce and commuter traffic.

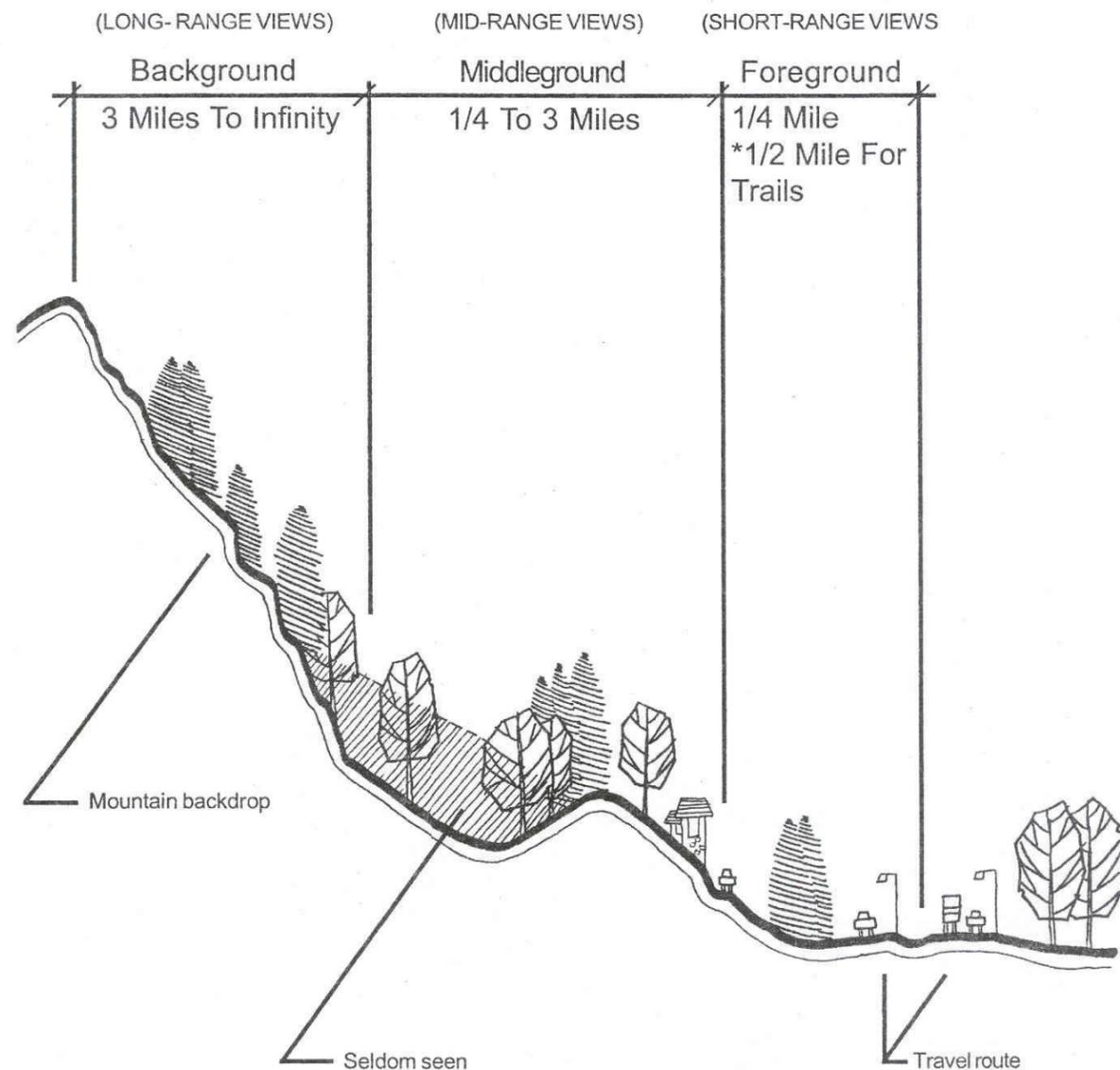
In addition to the highway, key features of the Corridor include: Old Colorado City, a restored historic commercial district; Gold Hill Mesa, a historic ore processing site; being redeveloped with multi-use planned development, Red Rock Canyon Open Space, an 800-acre tract with outstanding geologic features; and Manitou Springs, an historic spa and tourist-oriented community at the foot of the mountains. Fountain Creek runs the entire length of the corridor and weaves together its many features.

Today, the Corridor faces a turning point. While Manitou Springs and Old Colorado City represent exciting revitalization, the corridor still faces many challenges. The eastern 2 mile segment of U.S. 24 has a utilitarian appearance degraded by billboards, power lines and disheveled properties. The western segment, while still attractive, is succumbing to a growing proliferation of signs, industrial architecture and scarred landforms. Yet, the corridor remains an outstanding place in which to work, visit and live. It also has one other very vital attribute, the staunch commitment and creative energies of its residents and business people.



## B. Viewshed Analysis





### 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.



Also, north of U.S. 24 the neighborhoods are dominated with significant numbers of trees. Focal points within this view shed include Pikes Peak, Cheyenne Mountain, Gold Hill Mesa, downtown Colorado Springs, the Martin Drake Power Plant, Old Colorado City entry monumentation, the railroad round house at 21st Street, and Fountain Creek.

**6** Gold Hill Mesa looking southwest from U.S. 24 at 8th Street



Views of the Old Colorado City entry monumentation and sculpture at 21st Street, as well as contrasting residential/commercial uses and Fountain Creek west of 21st Street, define the short-range views along the north side of the view shed. The treed neighborhoods north of U.S. 24 are the backdrop to the urban view shed.

**7** Fountain Creek on the south side of U.S. 24 at the base of Gold Hill Mesa



Downtown Colorado Springs and the Martin Drake Power Plant is the backdrop on the east edge of this view shed.

**8** Gold Hill Mesa looking south from U.S. 24



Short-range views to the south include new residential development on Gold Hill Mesa, strip commercial development, the railroad round house and Fountain Creek east of 21st Street. Gold Hill Mesa towers above U.S. 24 with views down onto the highway. A smoke stack stands tall and is all that remains of the once active gold extraction industry.

**9** Entry monumentation Old Colorado City at 21st Street



Commercial buildings define the southern side of this view shed and stand slightly above the road, creating filtered views to the mountains. The railroad round house at 21st Street is a local historic landmark with architectural significance.

**10** View from U.S. 24 looking south at the railroad round house



The mountain peaks such as Mary's Peak, Pikes Peak,

Cheyenne Mountain, Mount Buckhorn and Mount Arthur are the backdrops to the south.

**11** South side of U.S. 24 at 24th Street



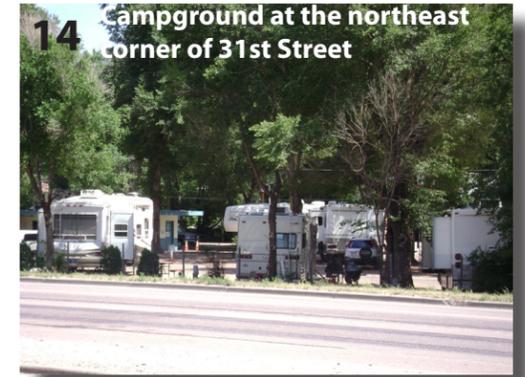
**12** Billboard along U.S. 24



**13** South side of U.S. 24 at 24th Street



**14** Campground at the northeast corner of 31st Street



## 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



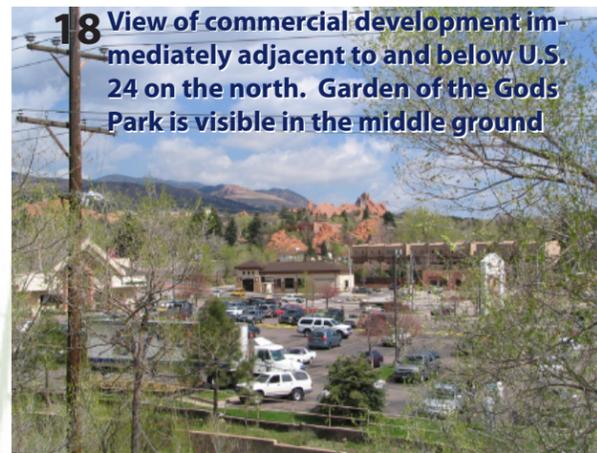
West of 31st Street, U.S. 24 starts to be more integrated in the landscape with large sweeping curves and tangents that result in longer, broader views, uninterrupted by development. Short and long-range views of the mountains on the south side of the highway are accentuated by the change in elevation 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





side, as well as announce a gateway to the community and to the mountains. It will convey to travelers on U.S. 24 that this is a place and not just a passageway.

**A DESTINATION**

The Greenway will be a regional destination, hosting events and encouraging people to visit. It will be a stopping place along local and regional trails and will encourage development of compatible adjacent businesses.

**A CONNECTOR**

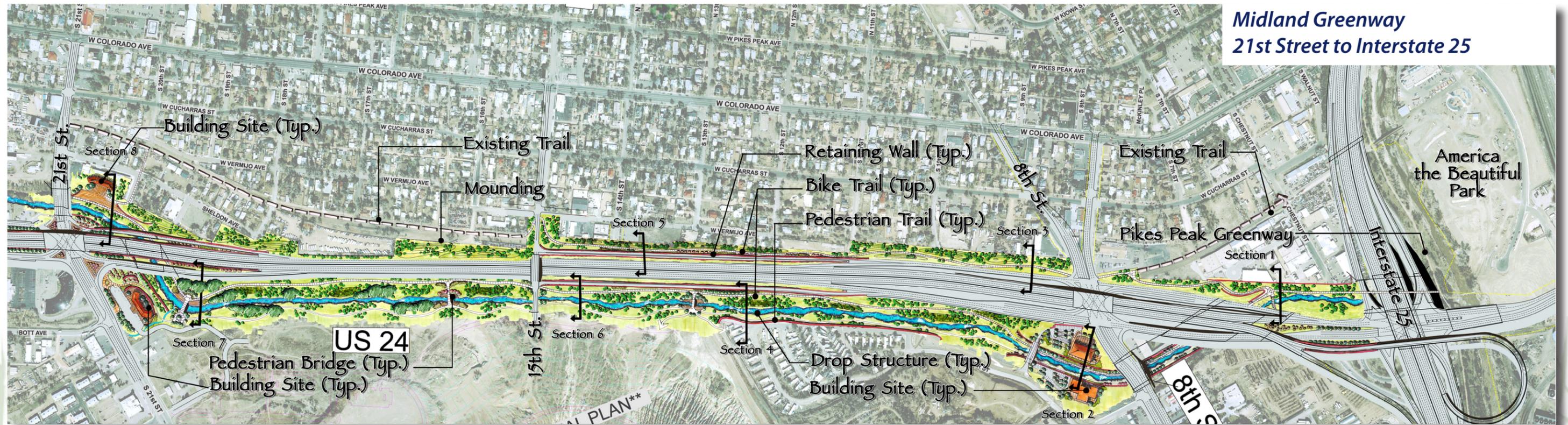
The Greenway will provide connections to existing business districts, local attractions and to the Westside's parks and open spaces. Key elements to be connected on the Westside include Garden of the Gods, Old Colorado City, Manitou Springs and Red Rocks Canyon Open Space. It will also bind together local and regional trails.

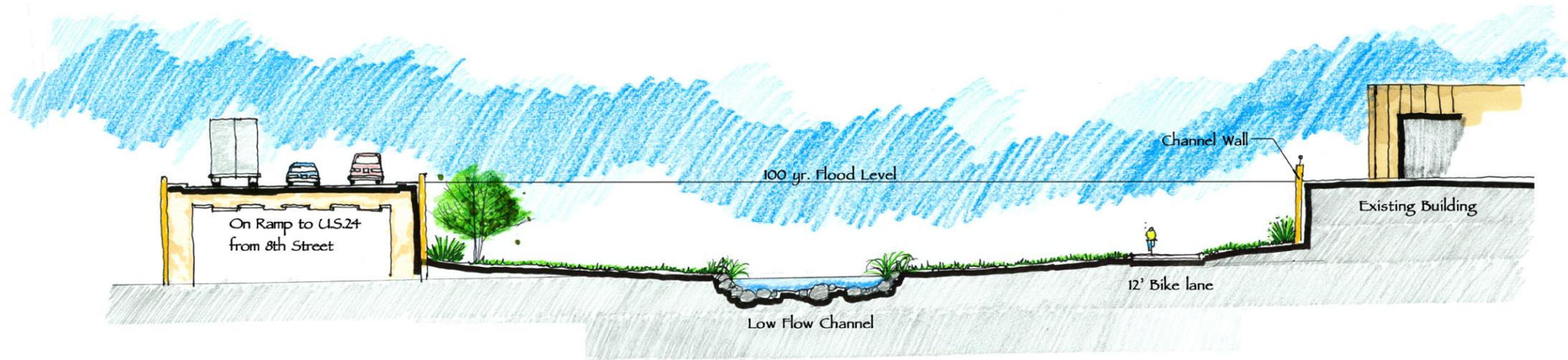
**ABOUT THE COMMUNITY**

From the history of the area to its present-day mixed-use, the Greenway will tell the story of the Westside. The planning, management and maintenance of the Greenway will be a community success and a template for other projects within the Pikes Peak area. The Greenway will be a true community partnership.

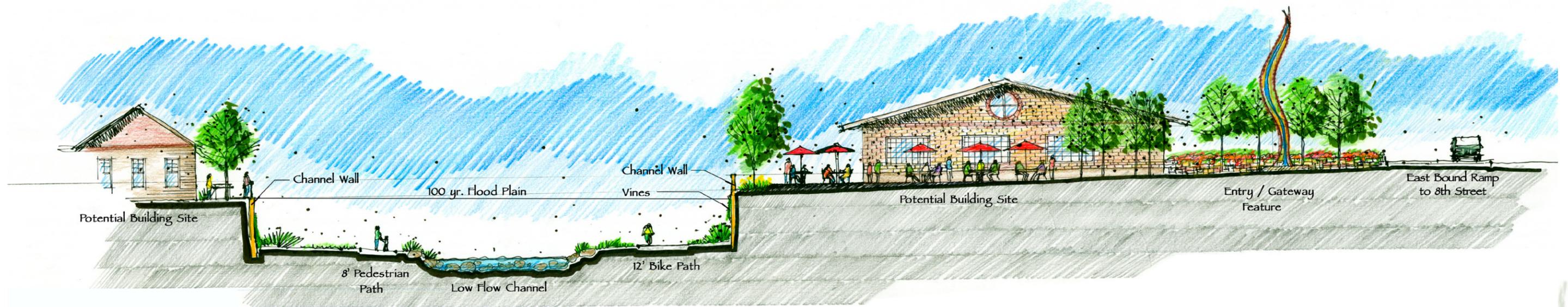
In order for this plan to become a reality, it will be necessary for monies from local, state and federal agencies to be optimized by combining improvements and resources. Construction of elements using a variety of funds and accomplishing different goals can be done concurrently, which opens up the possibility of bringing a wide variety of partners into the project.

While CDOT's U.S. 24 improvements will play a significant role in the Greenway, the key is finding a group to lead the Midland Greenway efforts and pursue these opportunities and partnerships, ensuring that the plans that have been set forth can be brought to life.





Section 1 Looking West From I-25

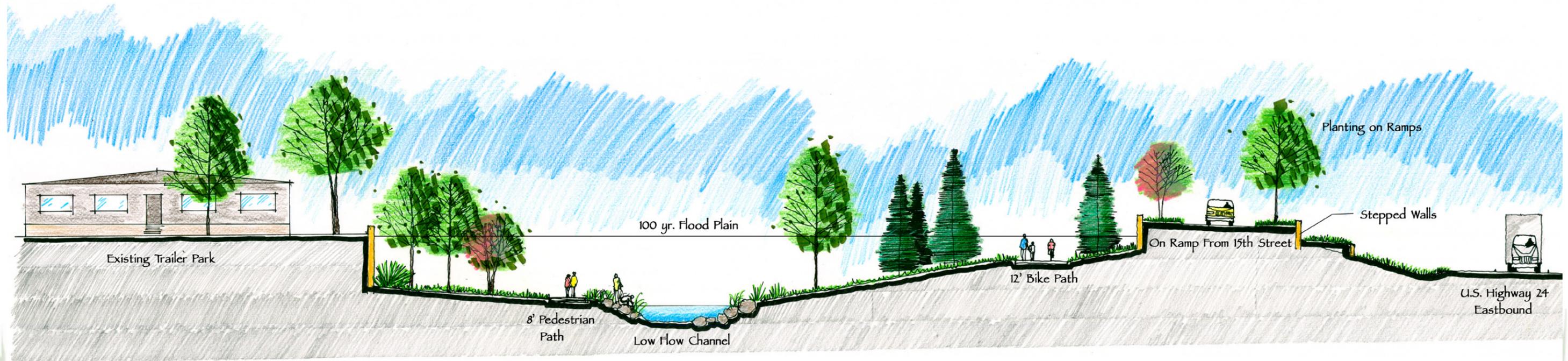


Section 2 South of U.S. Highway 24 at 8th Street

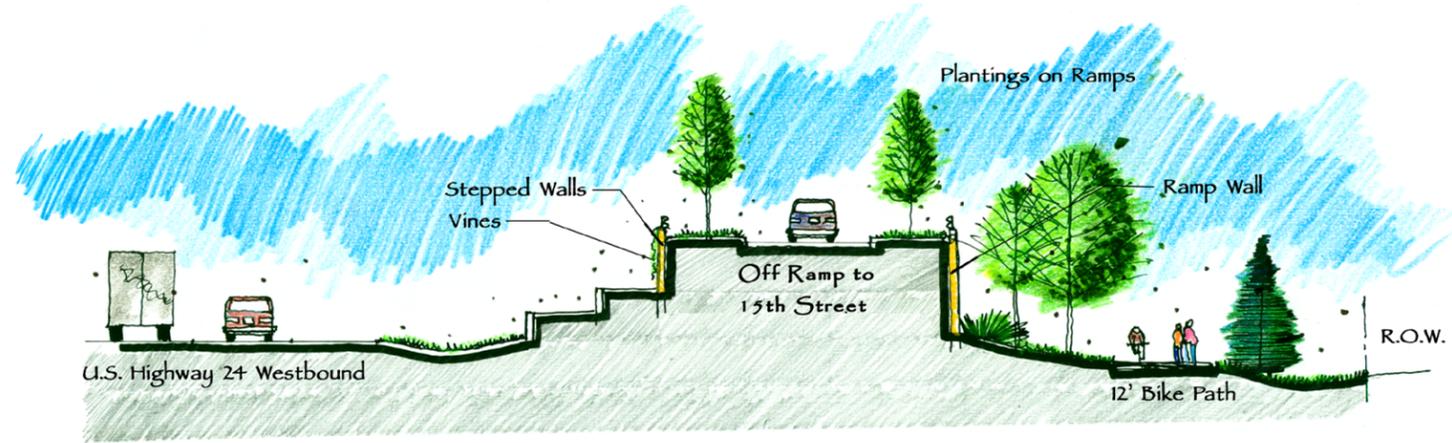
Midland Greenway - Sections



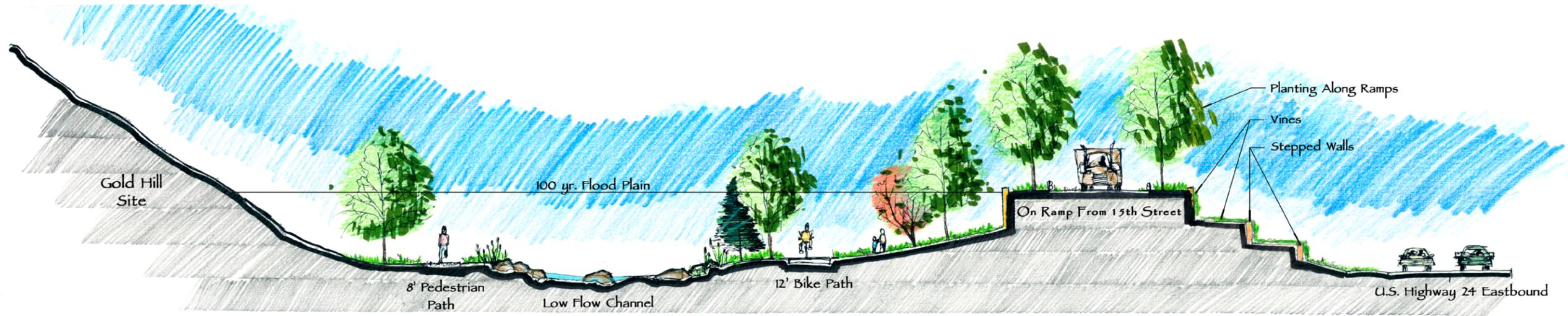
Section 3 North of U.S. Highway 24, West of 8th Street



Section 4 South of U.S. Highway 24 at Trailer Park

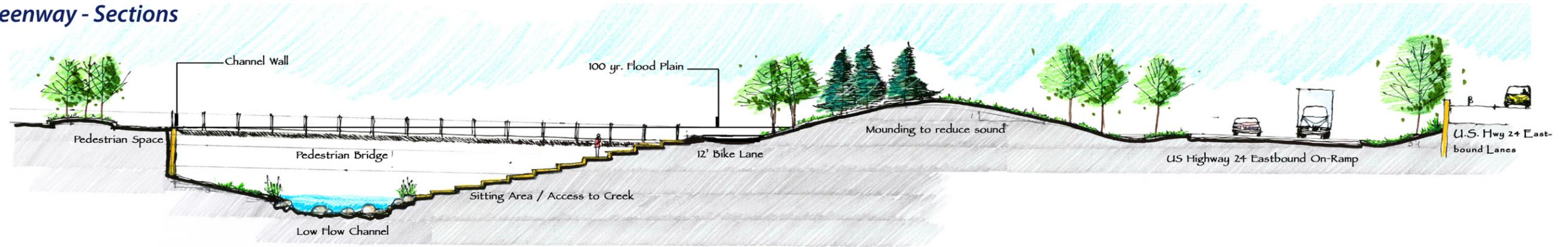


Section 5 North of U.S. Highway 24, West of 14th Street



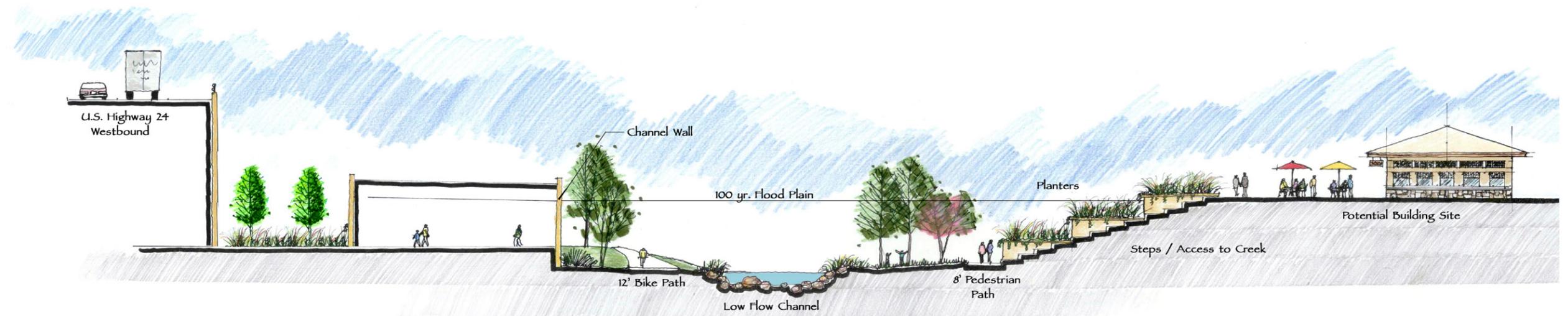
Section 6 South of U.S. Highway 24 at 15th Street

Midland Greenway - Sections



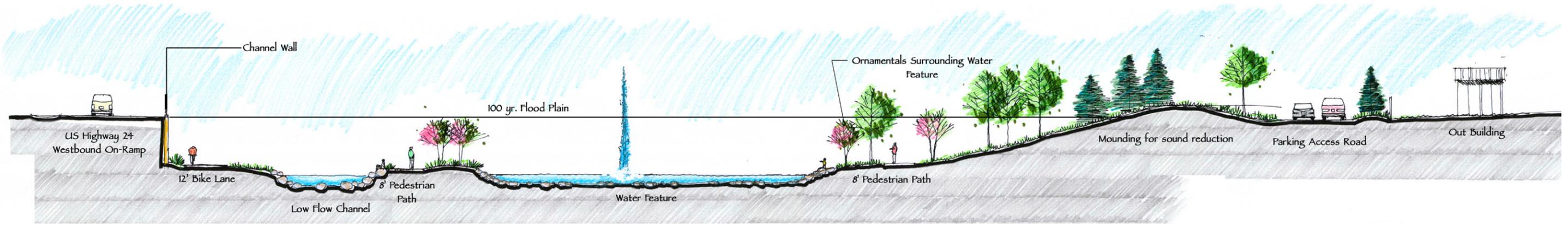
Section 7 South of U.S. Highway 24 East of 21st Street

On Ramp From 15th Street

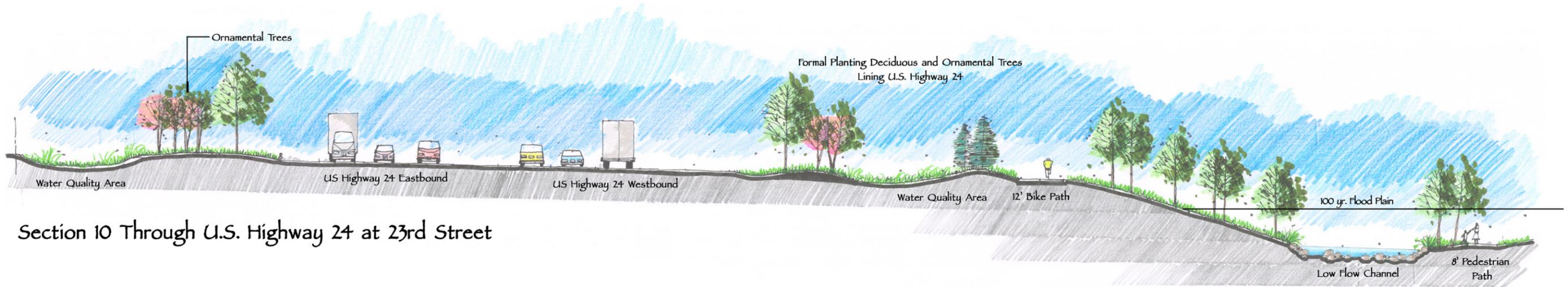


Section 8 North of U.S. Highway 24, East of 21st Street

Midland Greenway - Sections

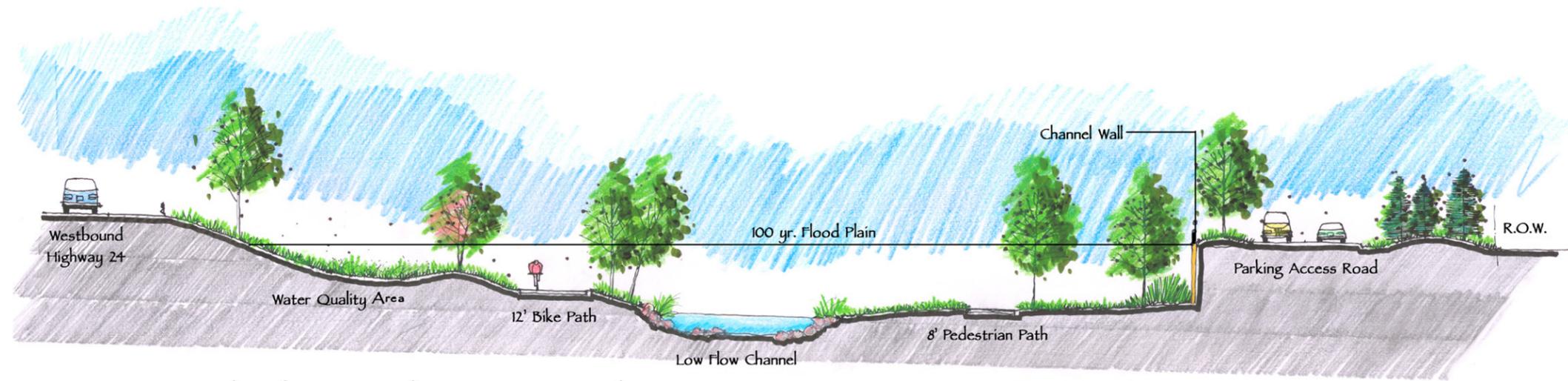


Section 9 North of U.S. Highway 24, West of 21st Street



Section 10 Through U.S. Highway 24 at 23rd Street

Midland Greenway - Sections



Section 11 North of U.S. Highway 24 at 24th Street

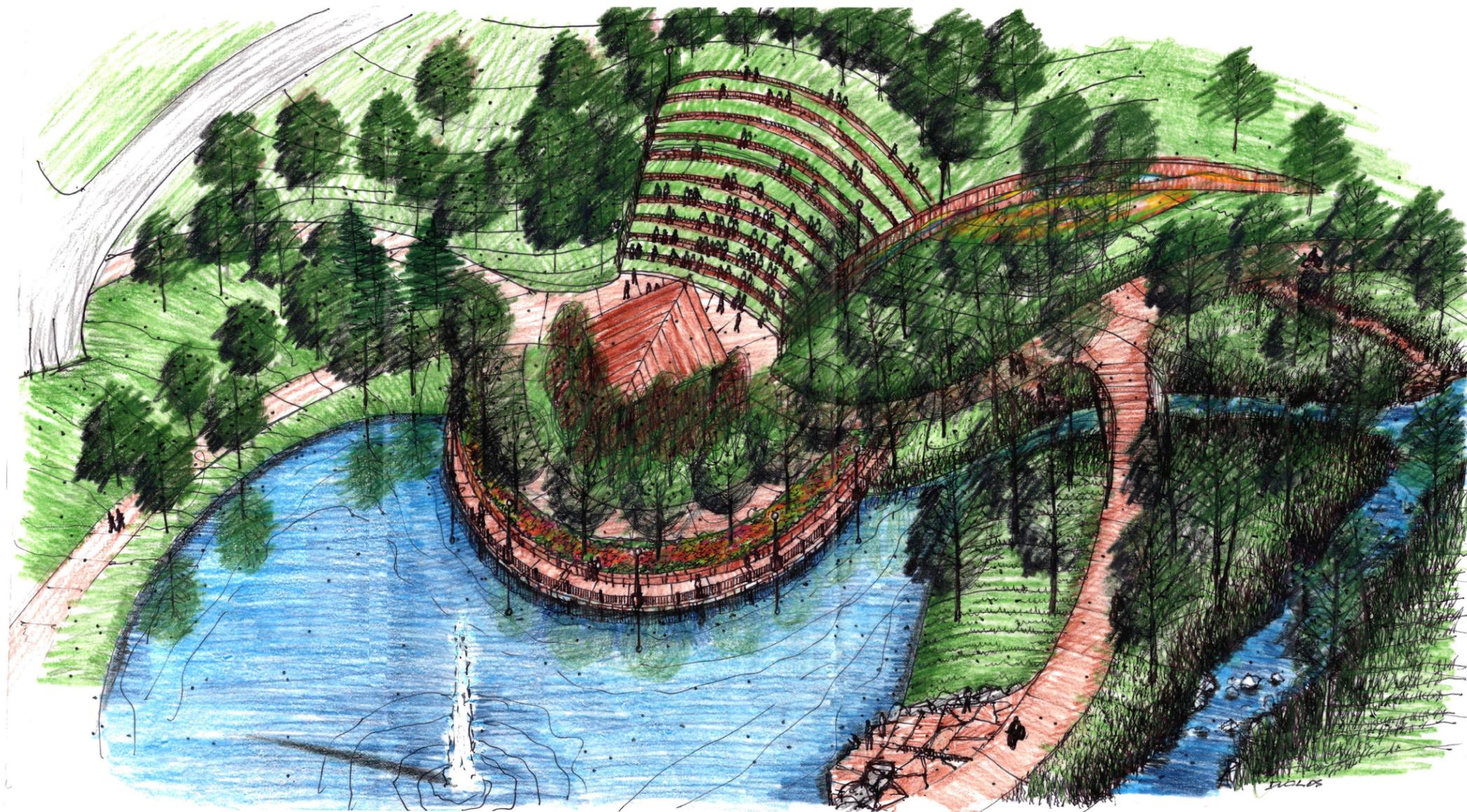


Section 12 North of U.S. Highway 24, West of 26th Street

Midland Greenway - Sections



Section 13 North of U.S. Highway 24 at 30th Street



*Perspective of Water Feature/Amphitheater at 21st Street*

# Plant Schedules - Highway Formal Plantings

## Highway R.O.W. Xeric Plantings

Deciduous Trees	
Common Name	Botanical Name
Red Oak	Quercus rubra
Gambel Oak	Quercus gambeli
Bur Oak	Quercus macrocarpa
Western Hackberry	Celtis occidentalis
Ornamental Trees	
Common Name	Botanical Name
Amur Maple	Acer ginnala 'Flame'
Washington Hawthorn	Crataegus phaenopyrum
Shadblow Serviceberry	Amelanchier canadensis
Evergreen Trees	
Common Name	Botanical Name
Scotch Pine	Pinus sylvestris
Ponderosa Pine	Pinus ponderosa
Pinyon Pine	Pinus edulis
Deciduous Shrubs	
Common Name	Botanical Name
Rabbit Brush	Chrysothamnus nauseosus
Cranberry Cotoneaster	Cotoneaster apiculatus
Russian Sage	Perovskia atriplicifolia
Gold Drop Potentilla	Potentilla fruticosa 'Gold Drop'
Rocky Mountain Sumac	Rhus glabra cismontana
Moonlight Broom	Cytisus scoparius 'Moonlight'
Leadplant	Amorpha canescens
Alpine Currant	Ribes alpinum
Staghorn Sumac	Rhus typhina
Great Plains Yucca	Yucca glauca
Apache Plume	Fallugia paradoxa



Western Hackberry



Washington Hawthorn



Pinyon Pine



Rocky Mountain Sumac

## Gateway Plantings

Deciduous Trees	
Common Name	Botanical Name
Emerald Queen Maple	Acer platanoides 'Emerald Queen'
Autumn Blaze Maple	Acer x freemainii 'Autumn Blaze'
Marshall Ash	Fraxinus pennsylvanica 'Marshall'
Sunburst Honeylocust	Gleditsia triacanthos inermis 'Sunburst'
Evergreen Trees	
Common Name	Botanical Name
Blue Spruce	Picea pungens glauca
Austrian Pine	Pinus nigra
Ornamental Trees	
Common Name	Botanical Name
Chanticleer Pear	Pyrus calleryana 'Cleveland Select'
Spring Snow Crabapple	Malus 'Spring Snow'
Bechtel Flowering Crabapple	Malus 'Klhems Bechtel'
Deciduous Shrubs	
Common Name	Botanical Name
Varigated Dogwood	Cornus alba 'Argenteomarginata'
Coral Beauty Cotoneaster	Cotoneaster dammeri 'Coral Beauty'
Arnold's Dwarf Forsythia	Forsythia 'Arnold's Dwarf'
Lodense Privet	Ligustrum vulgare 'Lodense'
Pink Flowering Almond	Prunus glandulosa 'Rosea Plena'
Tall hedge Buckthorn	Rhamnus frangula 'Columnaris'
Burning Bush	Euonymus alatus
Smoke Tree	Cotinus coggygria
Cistina Plum	Prunus x cistena
Common Lilac	Syringa vulgaris
American Cranberry Bush	Viburnum trilobum
Weigela	Weigelia florida
Yellow Currant	Ribes aureum
Double Red Shrub Rose	Rosa x 'Meidliland seviliana'
Diabolo Ninebark	Physocarpus opulifolius Diabolo
Evergreen Shrubs	
Common Name	Botanical Name
Manhattan Euonymus	Euonymus kiautschovica 'Manhattan'
Sea Green Juniper	Juniperus chinensis 'Sea Green'
Hughes Juniper	Juniperus horizontalis 'Hughes'
Compact Oregon Grape Holly	Mahonia aquifolium compacta
Slowmound Mugo Pine	Pinus mugo 'Slowmound'
Gnome Pyracantha	Pyracantha angustifolia 'Gnome'
Ornamental Grasses	
Common Name	Botanical Name
Feather Reed Grass	Calamagrostis acutiflora 'Karl Forester'
Pampas Grass	Cortaderia selloana
Blue Avena Grass	Helictotrichon sempervirens
Miscanthus Grass	Miscanthus sinensis
Little Bluestem	Schizachyrium scoparium



Autumn Blaze Maple



Blue Spruce



Chanticleer Pear



Pink Flowering Almond



Gnome Pyracantha

# Plant Schedules - Fountain Creek Drainage Plantings

## Naturalized Plantings

Deciduous Trees	
Common Name	Botanical Name
Plains Cottonwood	Populus sargentii
Black Cottonwood	Populus trichocarpa
Narrowleaf Cottonwood	Populus angustifolia
Weeping Willow	Salix alba 'Tristis'
Swamp White Oak	Quercus bicolor
Quaking Aspen	Populus tremuloides
Evergreen Trees	
Common Name	Botanical Name
Rocky Mountain Juniper	Juniperus scopulorum
Austrian Pine	Pinus nigra
Deciduous Shrubs	
Common Name	Botanical Name
Native Chokecherry	Prunus virginiana melanocarpa
Redtwig Dogwood	Cornus stolonifera 'Bailey'
American Plum	Prunus americana
Coyote Willow	Salix exigua
Dwarf Arctic Willow	Salix purpurea nana
Mountain Willow	Salix monticola
Whiplash Willow	Salix lucida
Bluestem Willow	Salix irrorata
Herbaceous Species	
Common Name	Botanical Name
Porcupine Grass	Miscanthus sinensis var. strictus
Dwarf Maiden Grass	Miscanthus sinensis 'Morning Light'
Small Winged Sedge	Carex microptera
Hall's Rush	Juncus hallii



Weeping Willow



Austrian Pine



Dwarf Arctic Willow



Porcupine Grass

## Riparian Plantings

Herbaceous Species	
Common Name	Botanical Name
Bottlebrush Sedge	Carex hystericina
Woolly Sedge	Carex lanuginosa
Smallwing Sedge	Carex microptera
Nebraska Sedge	Carex nebrascensis
Blackcreeper Sedge	Carex praegracilis
Beaked Sedge	Carex utriculata
Fox Sedge	Carex vulpinoidea
Creeping Spikerush	Eleocharis palustris
Arctic Rush	Juncus arcticus
Threestamen Rush	Juncus ensifolius
Slender Rush	Juncus tenuis
Torrey's Rush	Juncus torreyi
Hardstem Bullrush	Schoenoplectus acutus
Broadfruit Bur-reed	Sparganium eurycarpum
Grasses	
Common Name	Botanical Name
American Sloughgrass	Beckmannia syzigachne
Sodar Streambank Wheatgrass	Elymus lanceolatus spp. Lanceolatus 'Sodar'
Fowl Mannagrass	Glyceria striata
Green Needlegrass	Nassella viridula
Western Wheatgrass	Pascopyrum smithii
Fowl Bluegrass	Poa palustris
Perennials	
Common Name	Botanical Name
Marsh Milkweed	Asclepias incarnata
Nuttall's Sunflower	Helianthus nuttallii
Cardinal Flower	Lobelia cardinalis
Common Monkey Flower	Mimulus guttatus
Broadleaf Arrowhead	Sagittaria latifolia
Swamp Verbena	Verbena hastata



Nebraska Sedge



Green Needlegrass



Cardinal Flower