



Review of Existing Studies in US24 West Corridor

<p>Study Name</p> <p>Midland Plan Amendment to the Westside Plan</p>	<p>Study Author</p> <p>Colorado Springs City Planning Division Community Development Department</p>
<p>Study Sponsor</p> <p>Colorado Springs City Planning Division Community Development Department</p>	<p>Study Date</p> <p>October 1986</p>
<p>Study Area and Purpose of Study</p> <p>The Midland Expressway on the north. South 8th Street on the east. Bear Creek Regional Park on the south. Colorado Springs city limits on the west.</p> <p>The study purpose is to update the 1978 Westside Plan, specifically land uses in four Westside subareas including Midland, Gold Hill Mesa, Costilla and the Hwy 24/Fountain Creek Corridor. The land use objectives for these subareas have changed based on new development proposals.</p>	
<p>Key Points of Study</p> <ol style="list-style-type: none"> 1. Zoning conflicts exist throughout the planning area, including; industrial uses in residential zone, residential use in industrial zone, and commercial use in residential zone. 2. South 21st Street will require improvement to accommodate increased tourism traffic and local traffic as the area develops. 3. Another major arterial is planned, an extension of 31st Street (Lower Gold Camp Road). 4. Public improvement of unpaved roads and the need for curb, gutter and sidewalk is a major issue in the planning area. 5. Protect the character, scale and integrity of the existing residential neighborhoods. 6. Encourage the growth of new businesses in the area to expand employment and commercial opportunities for neighborhood residents . 7. Provide improved pedestrian and bicycle access throughout the Westside to accommodate and encourage alternative modes of transportation. 8. Achieve a balance of land uses. 9. Initiate a program to identify areas of incompatible land use relationships and provide incentives and benefits to eliminate, relocate, replace or upgrade the situation. 	
<p>Relevance to US24 West project</p> <ol style="list-style-type: none"> 1. The Midland Plan anticipates more residential land uses than the previously recommended industrial land uses. This means increased traffic volumes due to increased local trips. 	

2. Hwy 24/Fountain Creek Corridor recommendations.

- a. Redevelop the entire corridor from I-25 to 31st Street as a combination open space link, tourist service area and/or carefully planned commercial/industrial area. Special attention must be paid to the visual impact along Midland Expressway. This will require cooperation between the City, County and State governments.
 - Provide fence improvements. Example: Brick pillars every 24 feet and bushes.
 - Widen the center median and provide landscaping and irrigation.
 - Landscape adjacent parcels with vegetation and/or provide sound barriers.
 - Traffic studies should be conducted for the improvement of the 8th, 21st, 26th, and 31st Street intersections with Hwy 24.

- b. Every effort should be made to control development along Fountain Creek floodplain to eliminate the need for a cement drainage ditch.
 - Acquire the floodway and a portion of the floodplain to develop a linear park and provide a scenic easement.
 - Limit the development of the floodplain. Coordinate floodplain plans with the Corps of Engineers.
 - Clean up Fountain Creek. Remove all trash and debris. Cut weeds.

- c. The City should initiate an aggressive zoning code enforcement program to identify and abate all violations of the City Code to positively impact the visual aspects of this entrance into the City.
 - Investigate the possibility of land "trades" to move junk and salvage operations to designated and approved zones elsewhere in the County.
 - Address the non-compliance zoning and code violations in a firm manner.

- d. The City should investigate the development of a linear park and bicycle path along Fountain Creek.

- e. The City should initiate and support a comprehensive landscaping program along the Midland Expressway.
 - Improvements to Fountain Creek should be done in a natural fashion.
 - The City should require landowners/developers to coordinate their landscaping with corridor improvements.
 - Continue a regular trash cleanup.

Review by Kevin R. Shanks

Review date February 8, 2005