

SECTION THREE: Design Guidelines for Aesthetic Treatments

Urban Design Segment

This section of the design guidelines is intended to convey the variety and types of aesthetic treatments that can be used to help connect the highway improvements to the community and neighborhoods along the US 24 West Corridor. Aesthetic treatments within the urban segment will vary from those proposed within the rural segment. This is due, in part, to the fact that proposed highway improvements are not uniform throughout the corridor. The character of the rural segment is less structured than that of the urban segment. The segments will relate to one another so there is a cohesiveness of aesthetic amenities along the entire stretch of US 24. This will be accomplished through the consistent use of a unifying natural accent rock.

A. Gateways

Gateways may be associated with highway bridges, large landscape features, monuments, open water and park areas. They have identifiable features that relate and tie the highway to their surroundings and are usually associated with high visibility areas that signify a main entrance or place.

Different types of gateways are envisioned within this approximate 2.5 mile stretch of corridor. They are identified as regional, community and neighborhood gateways. These will have a hierarchy of design associated with them that is related to the type of gateway and its proposed location.

1. Regional Gateways

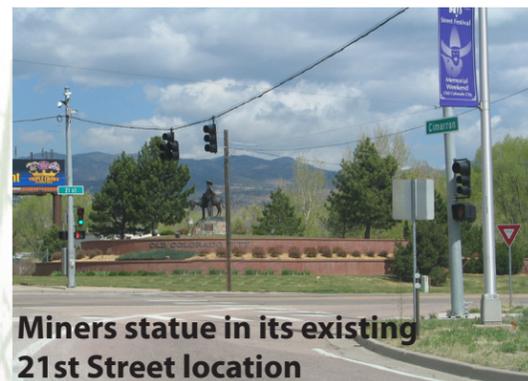
Regional gateways are the most significant gateways and therefore, are primary in the hierarchy. Both ends of the US 24 West Corridor have been identified as regional gateways. West bound, the I-25/ Cimarron Street Interchange initiates an arrival sequence to the Rocky Mountains and points west. East bound, the US 24/ Manitou Avenue Interchange initiates the arrival sequence to Colorado Springs. As designers develop the

aesthetic elements for the US 24 West Corridor, these elements must be designed in harmony to strengthen both the east and west bound arrival experiences. Aesthetic improvements will be designed to meet multiple objectives such as regional, community and neighborhood gateway statements.

2. Community Gateway (21st Street)

In the hierarchy of gateways, the second level of gateway is the community gateway. There is one community gateway at 21st Street and it is a major cross road in the US 24 West Corridor. It provides direct regional access to southwest neighborhoods, future retail destinations at Gold Hill Mesa and Old Colorado City. 21st Street presents opportunities where excess highway right-of-way exists to implement significant creek improvements, provides a community gathering space and develops a significant community gateway feature. These concepts were explained as a part of the Midland Greenway Master Plan effort, facilitated CDOT. See the Appendix for a brief discussion of the Midland Greenway Master Plan. The aerial perspective of the 21st Street community gateway concept graphically portrays the vision.

This rendering also demonstrates the use of highway formal plantings juxtaposed against the naturalized plantings of Fountain Creek drainage to emphasize the interchange as a community gateway. Due to the widening of the highway here and the opportunity to create a more substantial entry feature, the existing Miners Statue will be relocated to 26th Street, where it will continue to be a focal point for Old Colorado City.



Miners statue in its existing 21st Street location



Aerial Perspective of 21st Street Community Gateway Concept