



Review of Existing Studies in US24 West Corridor

Study Name	Study Author
Comprehensive Plan City of Colorado Springs	City of Colorado Springs, Balloffet & Associates, M.J. Landers & Associates, Hammer Siler George Associates, James Duncan and Associates, Inc., TranSystems Corporation, URS Greiner, Inc., and Kimley-Horn and Associates, Inc.
Study Sponsor	Study Date
City of Colorado Springs	January 2001, with yearly amendments
Study Area and Purpose of Study	
<p><u>Study Area</u>: Colorado Springs City Limits.</p> <p><u>Purpose</u>: To guide the physical growth of the city to the year 2020. The Comprehensive plan serves as a long-range vision. It sets forth values to be realized as the city changes over the next 20 years and ties those values to the physical development and shaping of the community. It also presents an official policy framework and mapped context for making incremental decisions regarding land development issues.</p>	
Key Points of Study	
<p>The <u>Vision Map</u> shows US 24 as a major corridor with potential for high capacity mass transit service (alignments to be determined) from I-25 West. The Gold Hill Mesa area is identified as a redevelopment opportunity. A community village center is identified for Old Colorado City. An employment center is depicted for 21st Street, southwest of its intersection with US 24.</p> <p><u>Existing Land Use</u>: Existing land use map (2003) shows residential, commercial, and office land uses along the majority of the corridor. Small pockets of industrial land uses exist near I-25 and on the north side of US 24, west of 14th Street. Commercial and office land uses are also found along Colorado Avenue, and are the most highly concentrated between 21st and 30th Streets. The Midland Trail is designated as Parks/Open Space land use from I-25 to 21st Street.</p> <p><u>Future Land Use</u>: 2020 future land use map (approved in 2004) shows US 24 as a major redevelopment corridor in the study area. Colorado Avenue is a community activity center west of 21st Street, mature redevelopment area to the east of 21st Street. Employment center is located southwest of US 24 and 21st Street. Annexation of land on the west end of the corridor is also planned.</p> <p><u>Neighborhoods</u>: The neighborhoods along the length of the US 24 corridor through the study area are designated as "Established Neighborhoods/Redeveloping" (2001). The corridor is included in the West Side community planning area (also called Planning Evaluation Zones, or PEZ) from I-25 to the City Limits on the west.</p> <p><u>Natural Environment</u>: Entire study area located in Robinson Geologic Study Area, a 1977 study that classified areas indicating minimum soils investigations required for planning purposes. Creek buffer adjacency zones are required along a majority of Fountain Creek.</p>	
Relevance to US24 West project	
Use to help guide project decisions based on existing and future land use types. Plan outlines specific policies and plans for development within the city, the US 24 West project must incorporate these policies/plans.	
Review by	Review date
Laura Dreher	January 28, 2005