



## *Review of Existing Studies in US24 West Corridor*

<p><b>Study Name</b></p> <p>The Midland/Fountain Creek Parkway Corridor Plan</p>	<p><b>Study Authors</b></p> <p>Robert Sears/Urban Edges, Inc. Robert Smith/Urban Design Richard Wray/Kiowa Engineering Paul Rochette/Research Consulting Group Bob Felsburg/Felsburg Holt &amp; Ullevig</p>
<p><b>Study Sponsors</b></p> <p>City of Colorado Springs, El Paso County City of Manitou Springs Colorado Division of Highways U.S. Army Corps of Engineers</p>	<p><b>Study Date</b></p> <p>1988</p>
<p><b>Study Area and Purpose of Study</b></p> <p>U.S. 24 from I-25 west to Manitou Springs, in four segments: <i>Eastern Gateway, Gold Hill Area, Urban Village, and Western Gateway</i></p> <p>Plan intended as a concept plan to “set a new direction for the Corridor...’tip the scales’ in pursuit of a vision—a diverse, revitalized, attractive Midland/Fountain Creek Corridor.”</p> <p>Developed with broad community involvement, led by 27-member Design Improvement Committee; included public open houses.</p>	
<p><b>Key Points of Study</b></p> <ol style="list-style-type: none"> <li>1. “Vision goes beyond just another utilitarian auto-oriented strip. There should be a continuity of design—in both public and private sector improvements.”</li> <li>2. Corridor should be a desirable place to live and work, especially for people of moderate means.</li> <li>3. Heavy emphasis on natural environmental amenities: enhance Fountain Creek, incorporate natural landscaping, reduce billboards and enhance viewsheds.</li> <li>4. Honor the region’s history in themes and amenities.</li> <li>5. Flood risk a recurrent theme along entire corridor.</li> <li>6. Implementation will require             <ul style="list-style-type: none"> <li>• private sector initiatives – encourage private land/business owners to invest,</li> <li>• public policy measures – coordinate on design, funding, regulatory controls, and</li> <li>• public amenity development – seek creative funding.</li> </ul> </li> <li>7. Nine short-term implementation actions are estimated at \$4-\$6 million price tag (1988\$).</li> <li>8. Six long-term implementation steps are identified with \$8-\$10 million price tag (1988\$).</li> </ol>	

**Relevance to US24 West project**

Excellent and relevant starting point for concept planning for this EA.

Main concepts:

*Eastern Gateway (I-25 to 8<sup>th</sup>)*

- Function/Character – create corridor gateway at 8<sup>th</sup>
- Traffic/Circulation – reconstruct I-25 interchange, 8<sup>th</sup> intersx needs major redevelopment
- Drainage/Flood Control – stabilize creek, clear debris from channel
- Economic Development – focus on north side of US24

*Gold Hill (8<sup>th</sup> to 21<sup>st</sup>)*

- Function/Character – screen urban blight, maintain moderate income, mixed-use character
- Traffic/Circulation – “allow possibility” to expand US24 to 6 lanes to 21<sup>st</sup>, rebuild 21<sup>st</sup> St bridge
- Drainage/Flood Control – reconstruct bridges at 8<sup>th</sup>, 21<sup>st</sup> for 50- or 100-yr floods, relocate mobile homes out of floodplain
- Economic Development – encourage cottage industries on north side of US24

*Urban Village (21<sup>st</sup> to Ridge)*

- Function/Character – create “Arrival Park” at Van Briggles Pottery
- Traffic/Circulation – reconstruct 21<sup>st</sup> and 31<sup>st</sup> intersx, and 21<sup>st</sup>/Colorado Ave; include ped overpasses
- Drainage/Flood Control – natural channel from 21<sup>st</sup>-31<sup>st</sup>, structural channel 31<sup>st</sup>-Ridge Road; reconstruct bridges at 25<sup>th</sup>, 26<sup>th</sup>, 31<sup>st</sup> to 100-yr capacity, remove private bridges from 26<sup>th</sup>-31<sup>st</sup>
- Economic Development – OCC and trolley focal points, redevelop Red Rocks Canyon Shop.Ctr

*Western Gateway (Ridge to Manitou Ave.)*

- Function/Character – create gateway at Ridge; enhance “motor hotel” corridor; clean up utilities
- Traffic/Circulation – improve Ridge Rd intersx (assumed Bock property developed)
- Drainage/Flood Control – natural channel to west; reconstruct Ridge Rd bridge to 100-yr capacity; remove private bridges
- Economic Development – new development on Bock property

**Review by**

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**Review date**

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