

COLORADO BOULEVARD RECONSTRUCTION Phase III Planning Segments



PLANNING SEGMENT 'A'

MIXED USE

PLANNING SEGMENT 'B'

PUBLIC SPACE

PLANNING SEGMENT 'C'

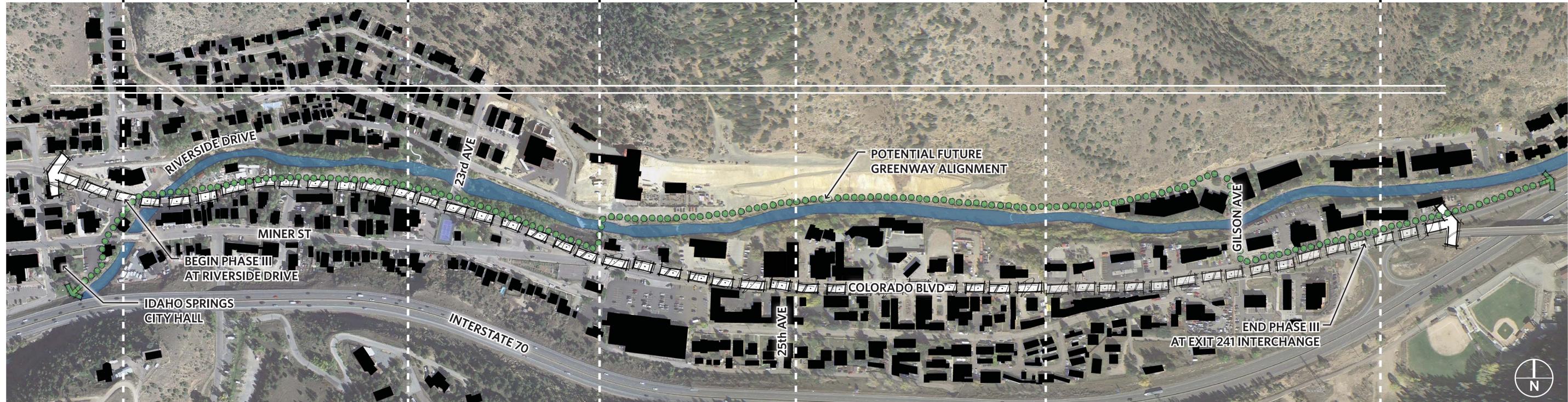
COMMERCIAL CONCENTRATED ACCESS

PLANNING SEGMENT 'D'

COMMERCIAL DISPERSED ACCESS

PLANNING SEGMENT 'E'

COMMERCIAL AUTO CENTRIC



SEGMENT 'A'

- Located between Riverside Drive and the Idaho Springs Visitor Center
- Land uses:
 - Single-family residential
 - Fire department
 - Visitor center
 - Park
- Park and Creek access
- Poorly defined access to businesses and residences

SEGMENT 'B'

- Located between the Idaho Springs Visitor Center and the west side of Safeway
- Land uses:
 - Single-family residential
 - Visitor center
 - Park
- Park and Creek access
- Rafting Access
- Poorly defined access to businesses and residences

SEGMENT 'C'

- Located between the west side of Safeway and the Columbine Inn.
- Land uses:
 - Post office
 - Grocery store
 - Over-night lodging
 - Retail
 - Medium density housing
- Surface Parking Lots
- Higher concentration of cars to access points

SEGMENT 'D'

- Located between the Columbine Inn and the east side of Smokin' Yard's BBQ
- Land uses:
 - Over-night lodging
 - Retail
 - Restaurant
 - Medium density housing

SEGMENT 'E'

- Located between T&D Car Wash and I-70 Exit 241 Interchange
- Land uses:
 - Retail
 - Restaurant
 - Light industrial
 - Over-night lodging
- High vehicular traffic volumes
- Poorly defined business parking access

Legend

- Potential Future Greenway Alignment
- Project Study Area
- Clear Creek
- Existing Structures