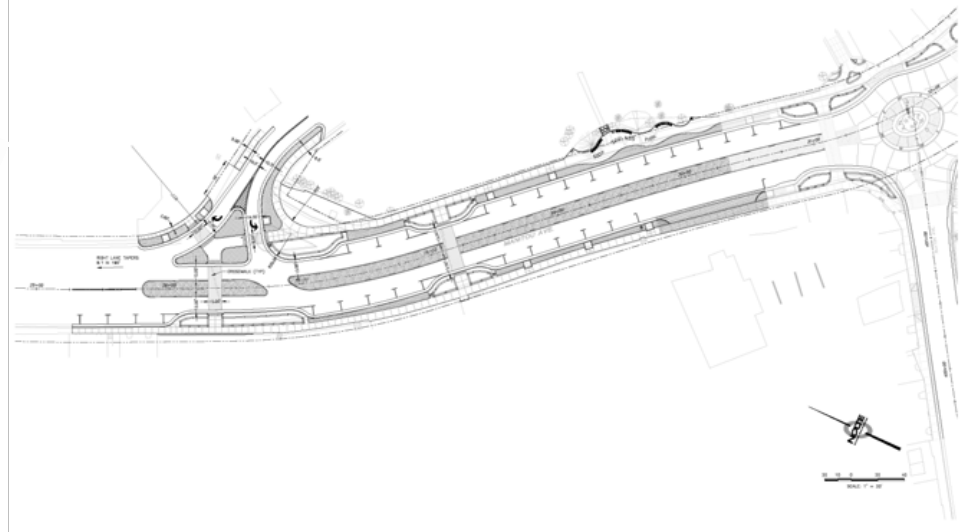
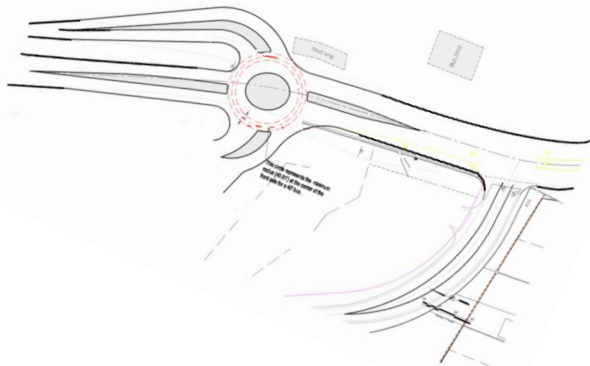
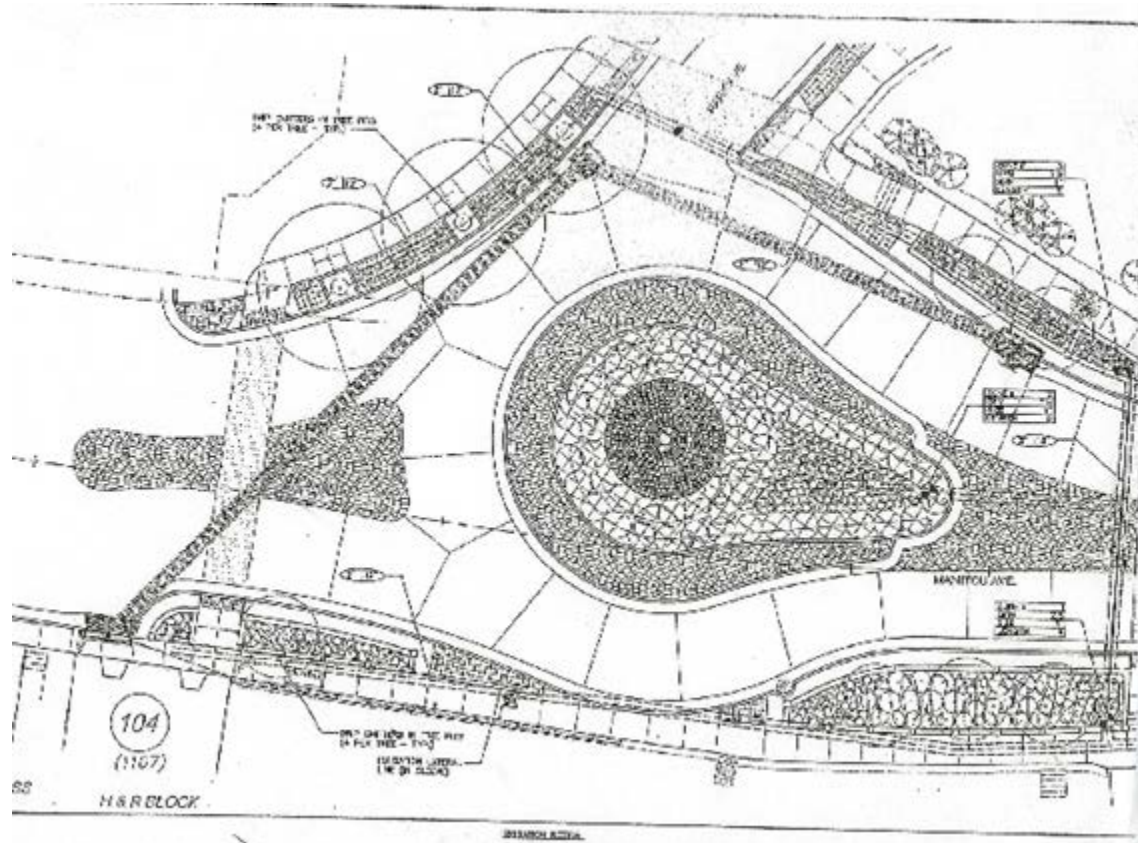


PROPOSED DESIGN FOR THE NEW
INTERSECTION AT PARK AVE AND
MANITOU AVE, (PHASE 5B), AND
PROPOSED ROUNDABOUT AT
SERPENTINE AND MANITOU AVE.



Park Ave and Manitou Ave, (Phase 5B)

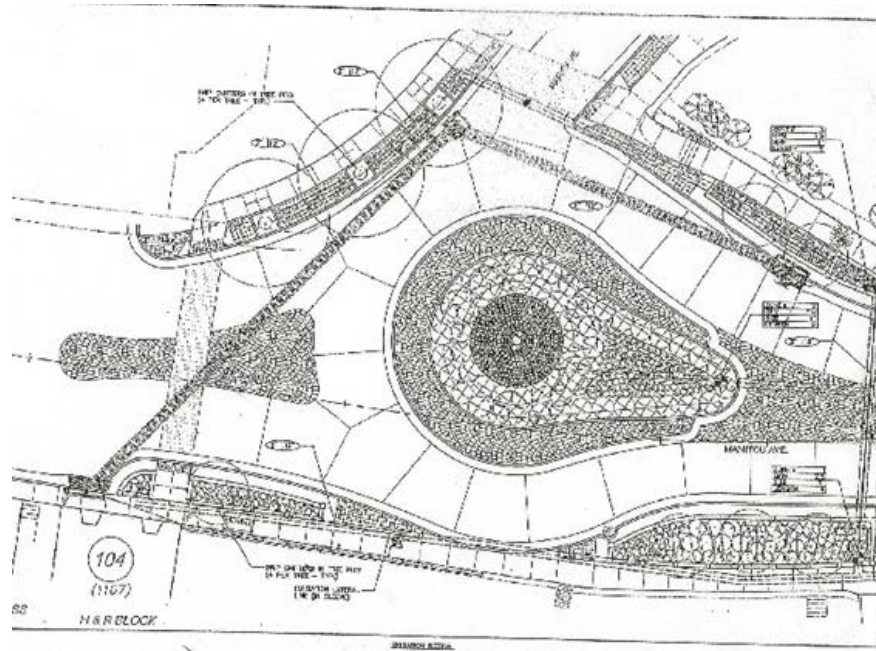
THE ORIGINAL DESIGN WAS A ROUNDABOUT



Park Ave and Manitou Ave, (Phase 5B)

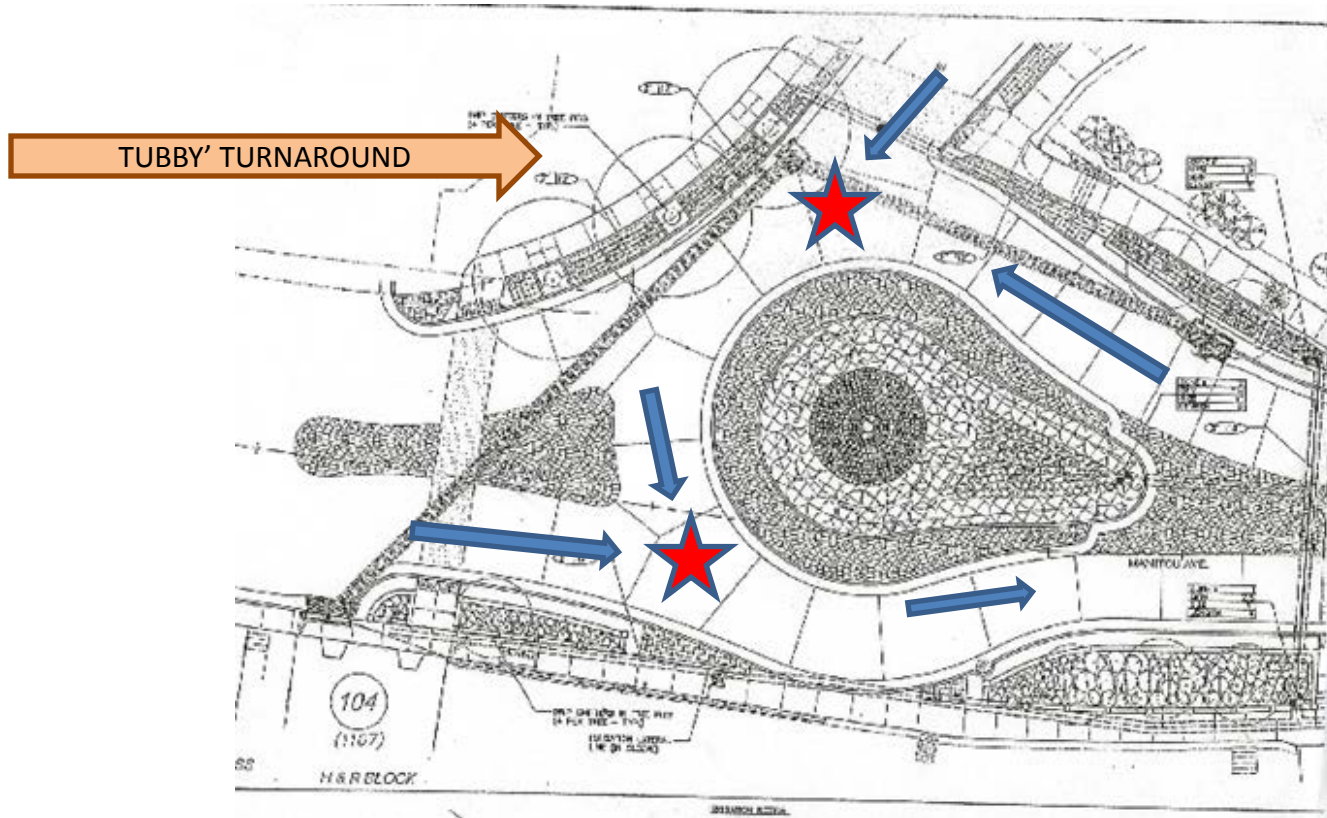
ORIGINAL DESIGN ISSUES

- This design creates a bottle neck intersection on Park and Manitou.
- It is also in close proximity to the existing Ruxton roundabout, and may create the risks for major traffic build up between those two intersections as traffic traveling West can turn and go back East at this roundabout.



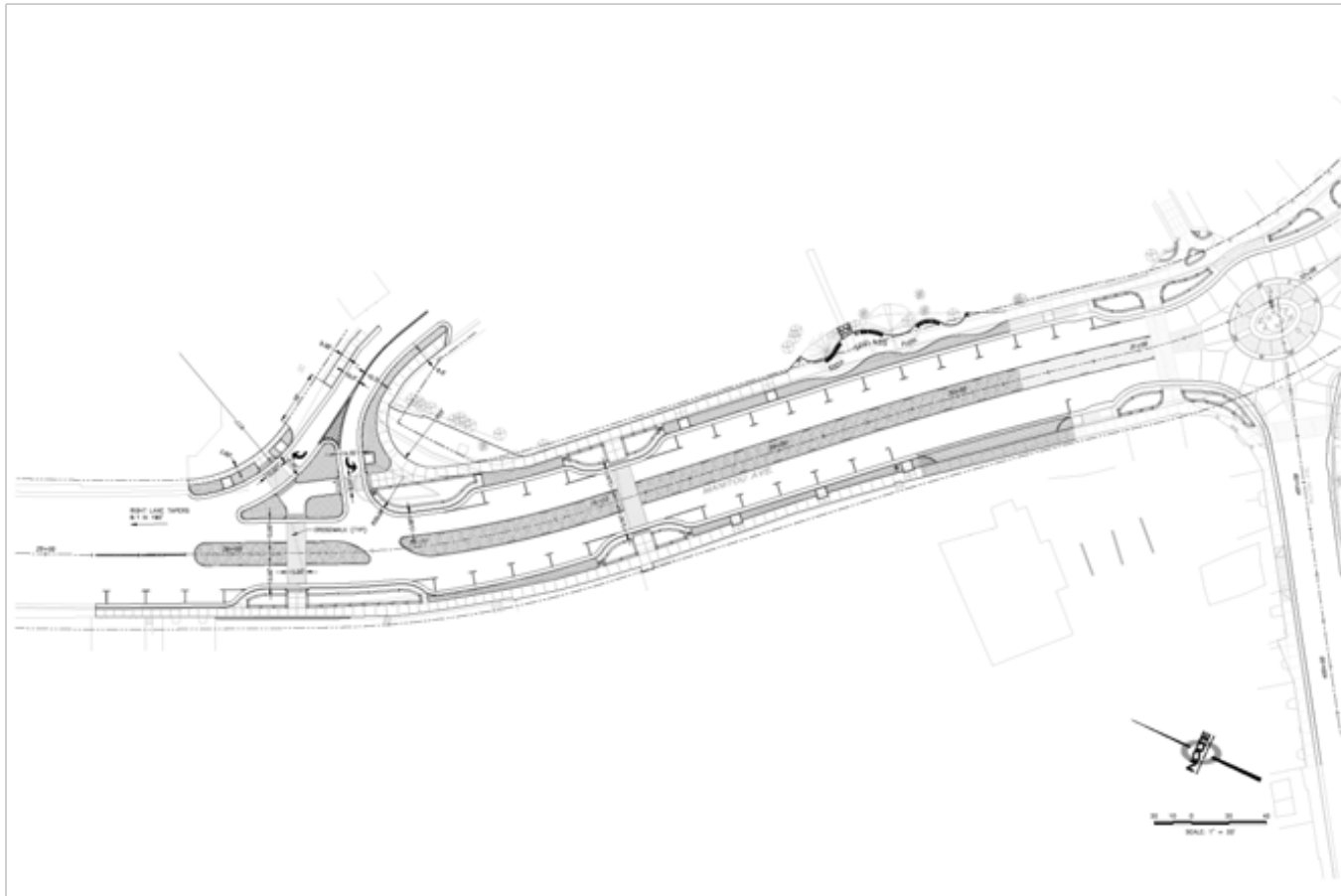
Park Ave and Manitou Ave, (Phase 5B)

- From Park Avenue, you are obligated to enter the roundabout to go East or West adding congestion to this intersection.
- No access to Tubby's turnaround from Park Ave.



Park Ave and Manitou Ave, (Phase 5B)

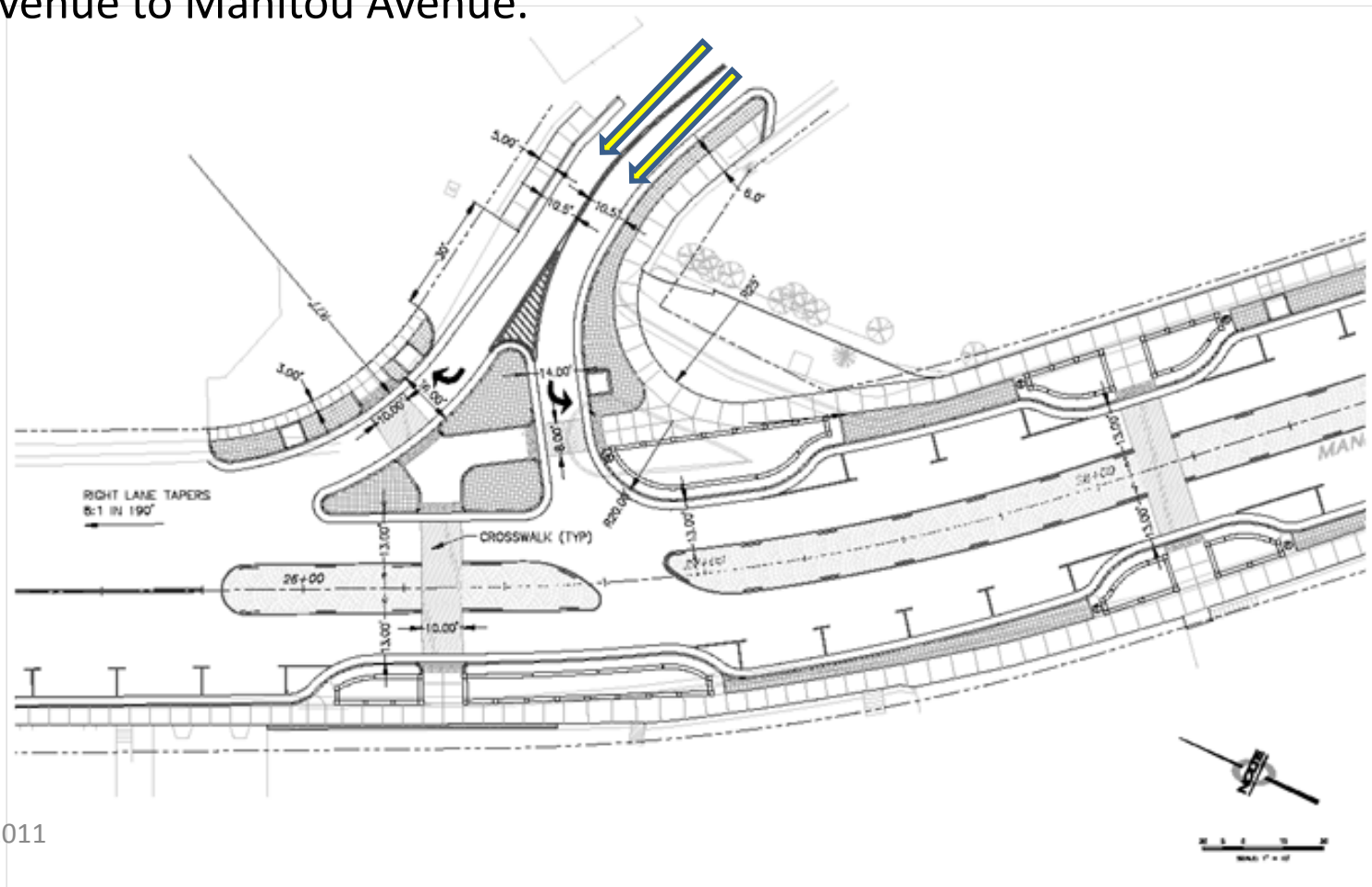
NEW PROPOSED INTERSECTION



Park Ave and Manitou Ave, (Phase 5B)

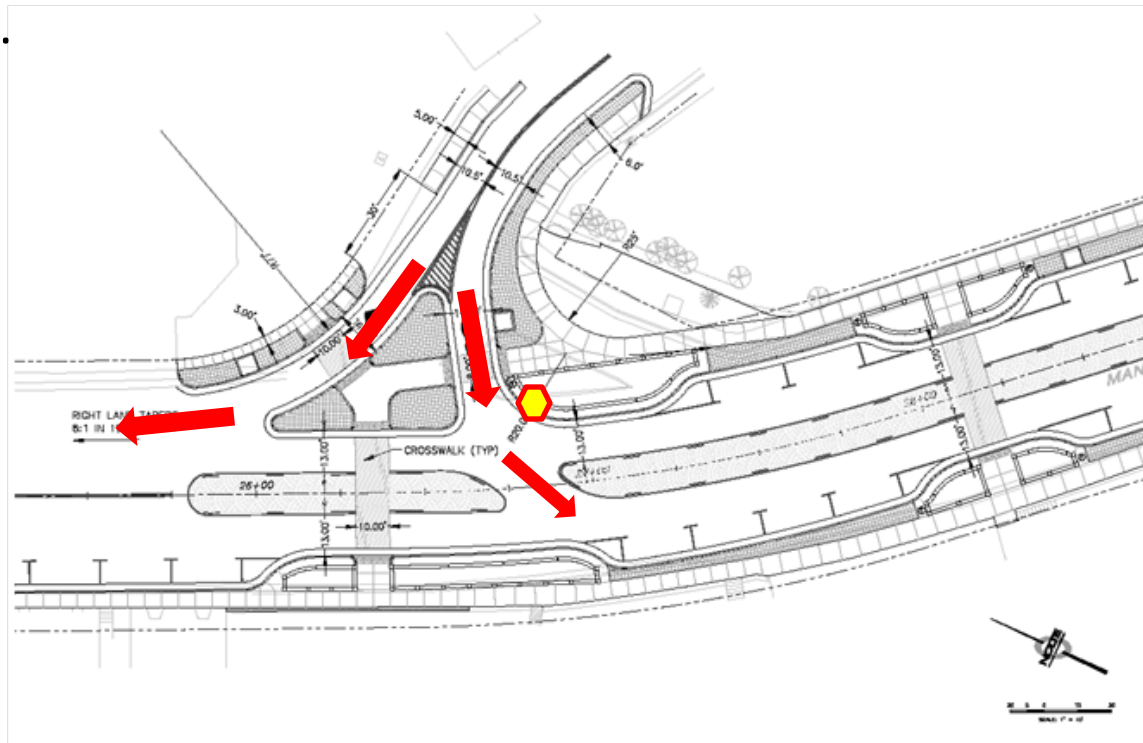
ADVANTAGES OF THE NEW DESIGN

- Park will become a 2 lanes street from the proposed new hotel on Park Avenue to Manitou Avenue.



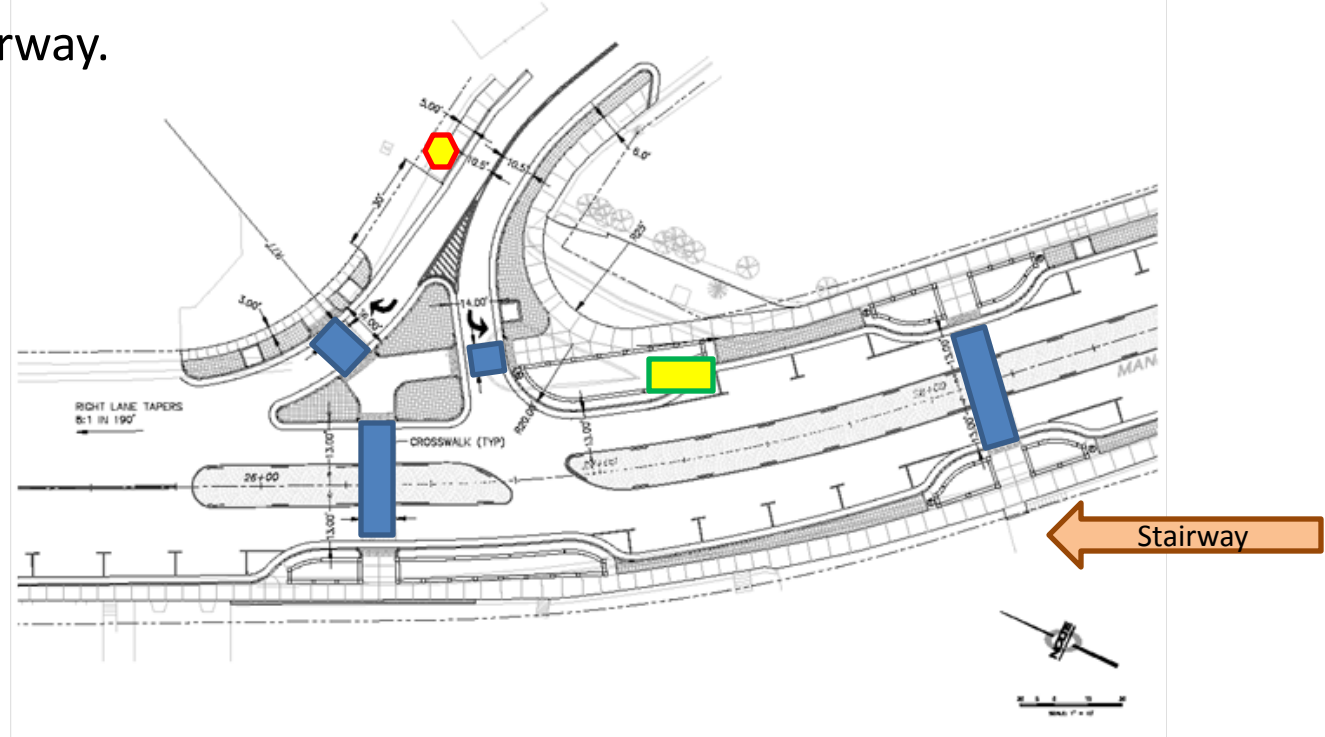
Park Ave and Manitou Ave, (Phase 5B)

- Dedicated West turn lane from Park Avenue which does not enter the intersection. This lane will allow the flow of vehicles direct access to Manitou Ave. going west with a merge lane on Manitou Ave.
- Dedicated East turn lane on Park Avenue will have a standard “stop sign” effectively directing traffic through the intersection toward Ruxton and Downtown.



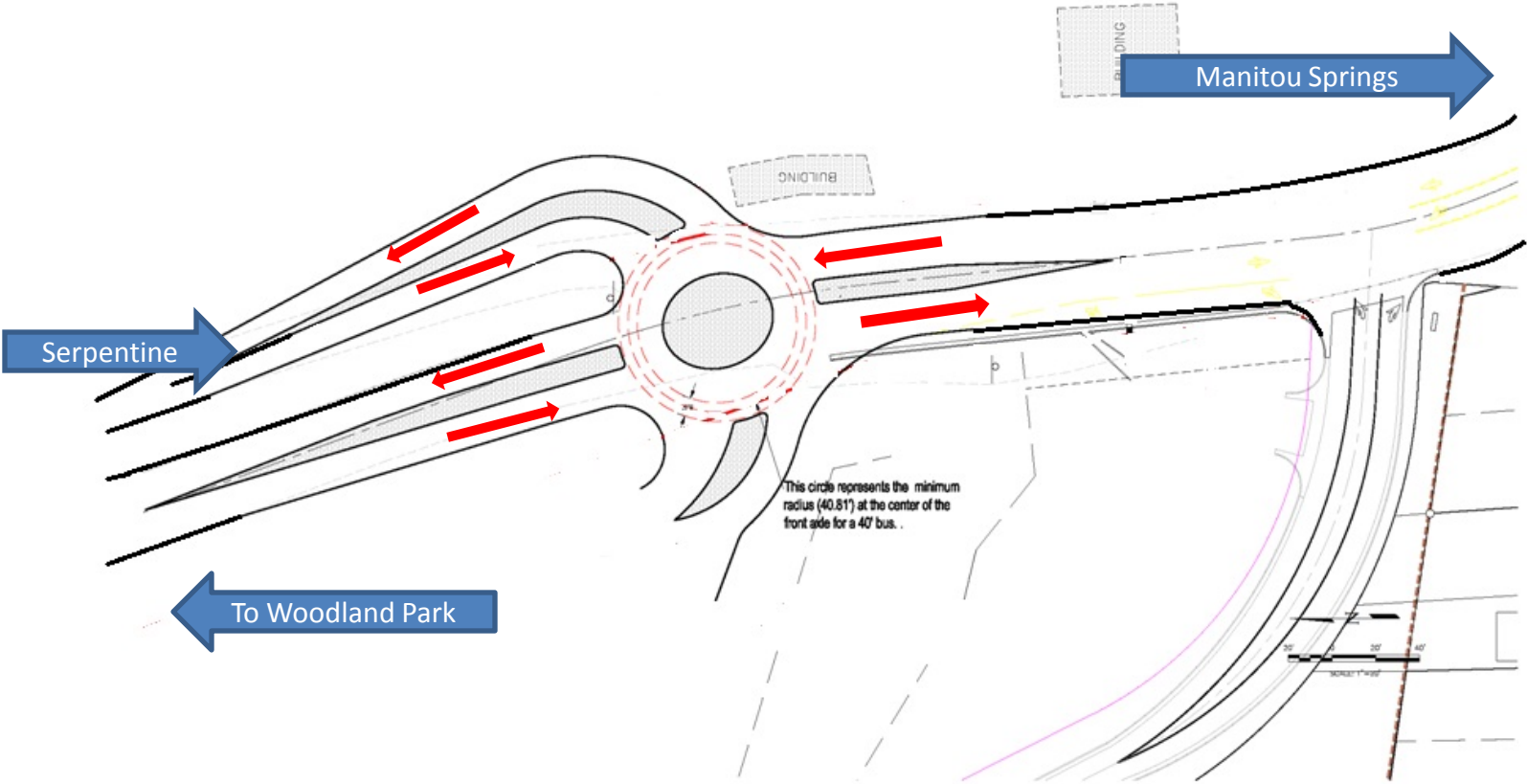
Park Ave and Manitou Ave, (Phase 5B)

- On Park Avenue, we will install traffic signage indicating that if you chose the right lane, you can go to Colorado Springs, Woodland Parks or turn around at the next roundabout and come back toward downtown.
- We will insure that this design preserves a maximum of parking spaces.
- The sidewalks have been relocated and one is now located in front of the historic stairway.



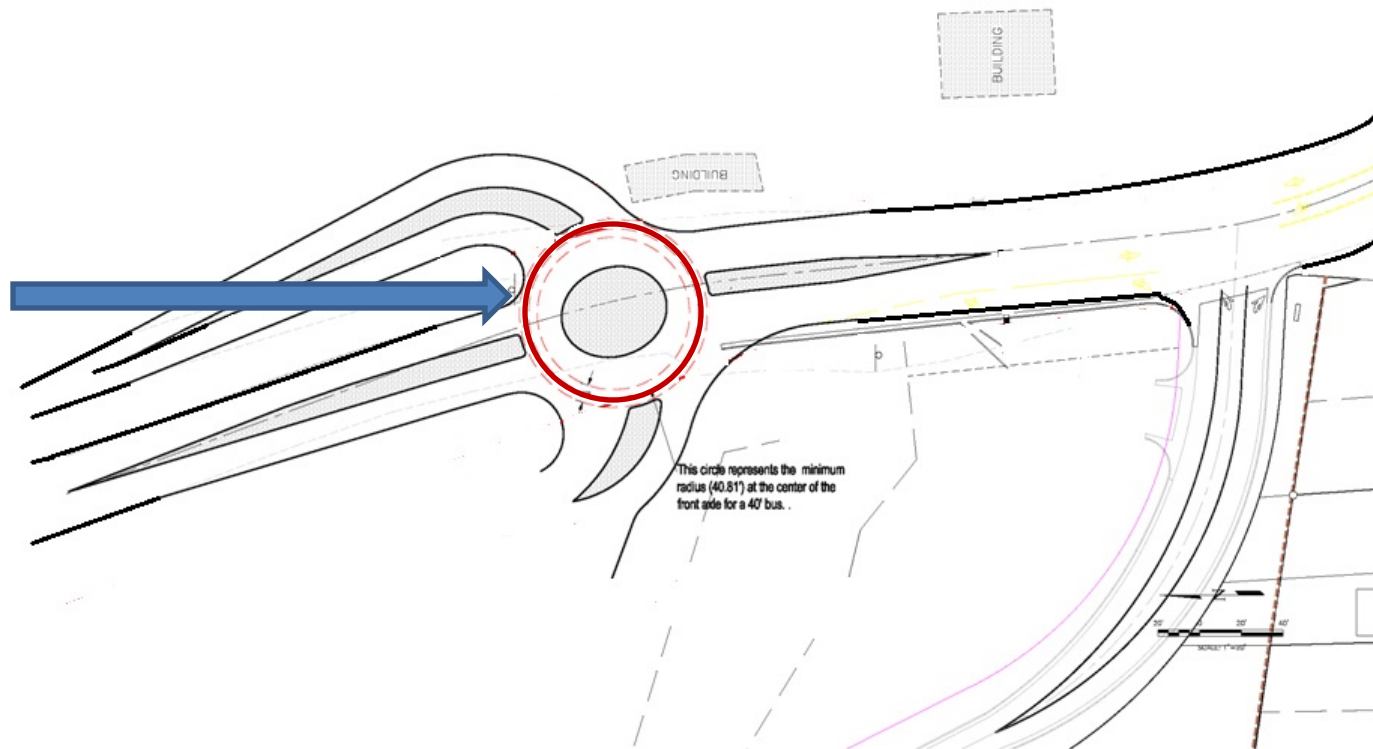
Serpentine and Manitou Ave

NEW PROPOSED ROUNDABOUT



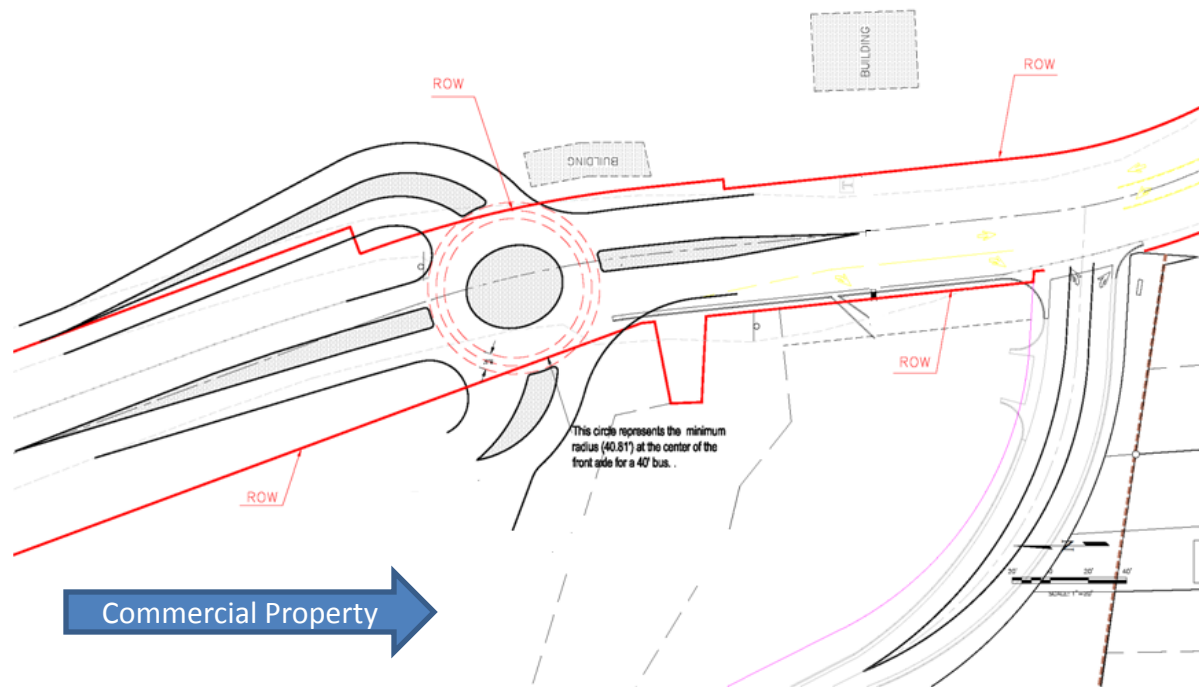
Serpentine and Manitou Ave

- We have worked closely with the engineering firm Terra Nova, CDOT, adjacent property owners and Mountain Metro Transit.
- This design accommodates the turning radius of a 40' Mountain Metro Transit which is of interest to Mountain Metro Transit.



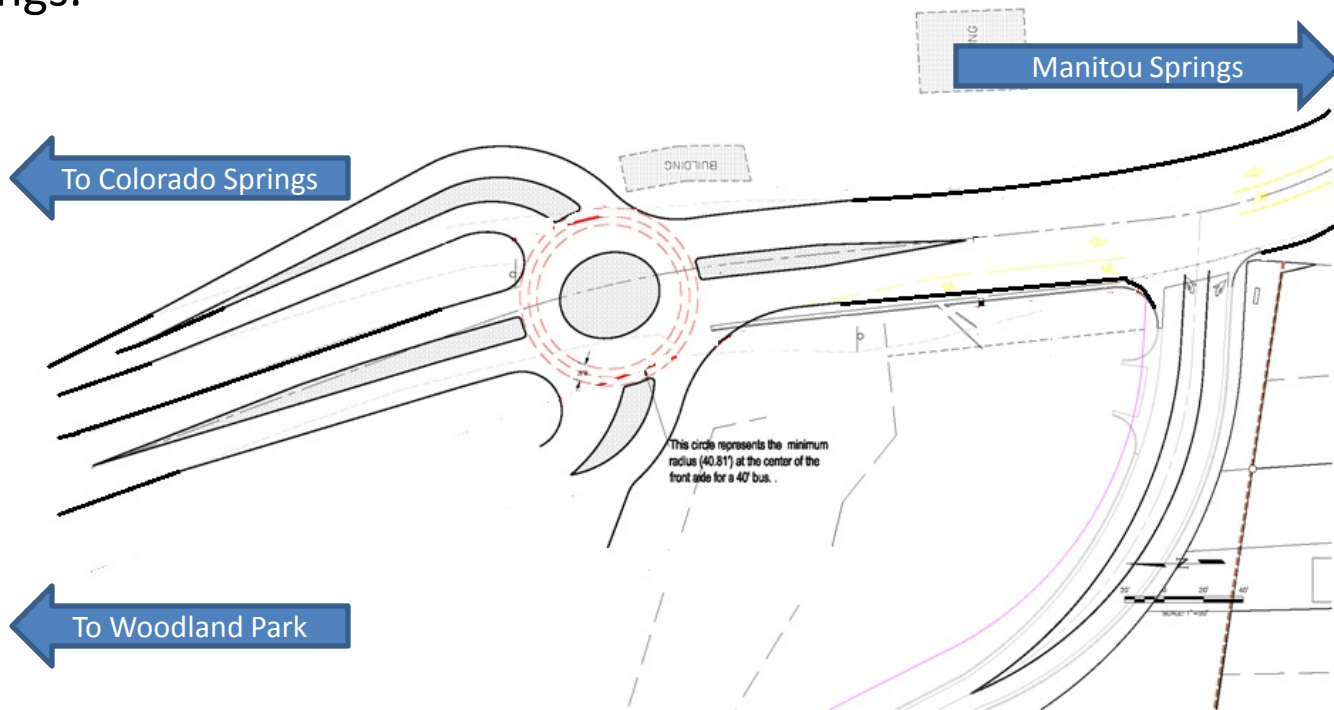
Serpentine and Manitou Ave

- The preliminary design is complete and we are within our ROW.
- This design modifies the intersection allowing access within the roundabout to the neighboring commercial properties.



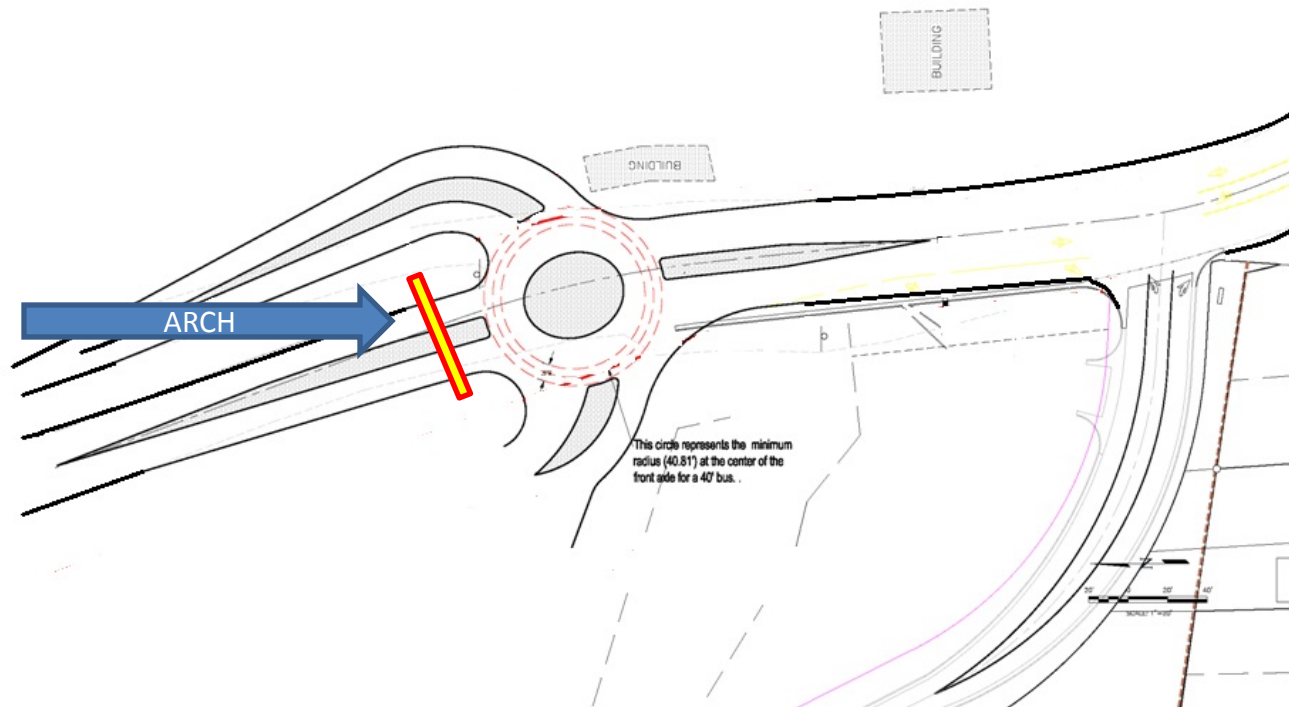
Serpentine and Manitou Ave

- We will install traffic signage indicating all directions. The vehicles driving west can exit town going east to Colorado Springs through Serpentine, go west to Woodland Park or turn around and come back toward Manitou Springs.



Serpentine and Manitou Ave

- Serpentine will be limited in vehicle weight. Oversize vehicles will use the roundabout or go toward Woodland Park.
- At this time, the design will be kept simple with only curb and gutter and a mountable roundabout to conform to CDOT requirements.
- The arch would remain at the same location.



Park Ave and Manitou Ave, (Phase 5B) Serpentine and Manitou Ave

FUNDING

- The funding for the construction of the Phase 5B has been previously approved.
- The Serpentine roundabout funding will come primarily from PPRTA Capital and Public Works fund. We will also contact the Mountain Metro Transit and the adjacent property owners for additional funding

CONSTRUCTION

- The functionality of the intersection at Park Avenue and Manitou Avenue is dependent on the Serpentine roundabout; therefore both intersections have to be built concurrently.

Park Ave and Manitou Ave, (Phase 5B) Serpentine and Manitou Ave

BENEFITS

Those two new intersections and the redirecting of vehicles from downtown, pass Park Avenue, continuing toward the west end of town will bring quite a few benefits to this part of the City:

- Better traffic flows will mean less congestion.
- The end of town will not be at Tubby's turnaround anymore but at the Serpentine roundabout, therefore extending commercial development opportunities.
- The Canon Avenue residents will be able to access HWY 24 more easily.
- The existing businesses will have better traffic exposure.
- The Smischny parking lot will be more accessible and on the traffic route.
- Property values may increase.

QUESTIONS

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