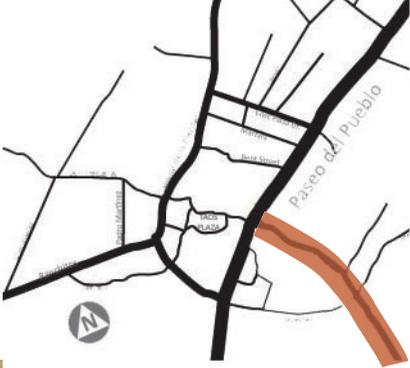


KIT CARSON ROAD



KIT CARSON ROAD

LAND USE AND ZONING PLAN

STRATEGIC GOALS

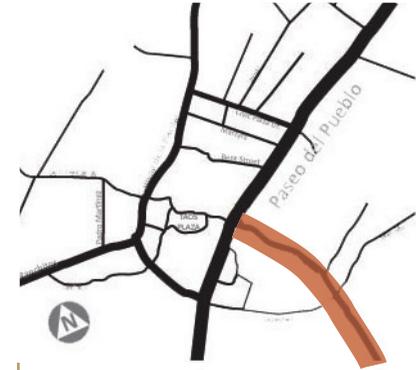
Identify Kit Carson Road Association District boundaries

Identify current land use and zoning restrictions



COMMENTS

Kit Carson Road in addition to its long history as an overland mountain road connecting Taos to Cimarron and Las Vegas currently hosts an array of important historical, cultural and economic districts. It acts as a link with Taos Plaza connecting the Kit Carson Memorial State park and historical cemetery, the Mabel Dodge Luhan and Couse foundations along a spine containing leading contemporary and tradition based art galleries. As a major artery it also routes vehicular traffic including commercial trucks through narrow passages shared with at time voluminous pedestrian traffic. The purpose of this diagram is to identify a broader district that links together historical, cultural, commercial and green spaces that would be united under an umbrella organization of merchants and residents responsible for decisions affecting direction, design, implementation and maintenance of proposed improvements. This group would be known as the Kit Carson Road Association.



KIT CARSON ROAD

CIRCULATION,
PARKING, LINKS

STRATEGIC GOALS

Create parking and pedestrian plazuelas

Provide pedestrian, bicycle and equine links

Identify and link cultural landmarks and system of orientation

TACTICAL ACTIONS

- Create safe pedestrian, bicycle and equine movement zones
- Encourage off street parking with series of pocket parking zones

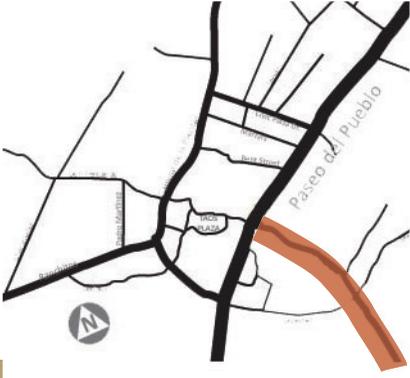
COMMENTS

Current pedestrian circulation is confusing and particularly dangerous at the major traffic node intersections of Paseo del Pueblo and Quesnel Road.

Pedestrian circulation along Kit Carson Road is narrow and restricted at choke points and amenities; shade, seating, way finding and color are lacking.

Cultural, community and economic assets of the district are under utilized and poorly integrated into pedestrian circulation.

Available parking is fragmented and poorly linked to pedestrian and commercial areas of Kit Carson Road.



KIT CARSON ROAD

ECONOMIC ANCHORS

STRATEGIC GOALS

Encourage mix uses and commercial and cultural density from Taos Plaza to Monte Sagrado

Encourage pedestrian movement through linkage of cultural landmarks, plazuelas, and green zones.

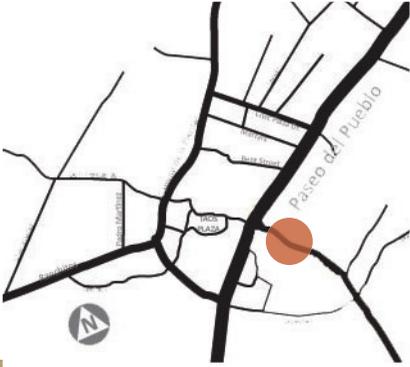


TACTICAL ACTIONS

Commercial density results from new linked circulation patterns
 Create new economic anchors, restaurant and hotel, to attract visitors to district

COMMENTS

Economic, Cultural and Green Anchors are linked together by Kit Carson, Quesnel, Morada and Dragoon Roads. Foundations, museums, historical open areas and businesses form the basis on which the Kit Carson Road Association will rebuild and revitalize the district. New amenities and safe and logical circulation networks will draw the out of town visitor to the district and provide the local resident population with a strollable and enlivened neighborhood. Increased foot traffic will migrate southward on Kit Carson Road and with time it is foreseen that commercial densification will occur between Quesnel Road and the Monte Sagrado Inn.

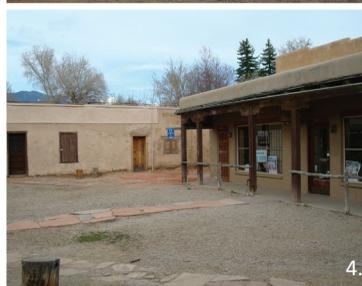
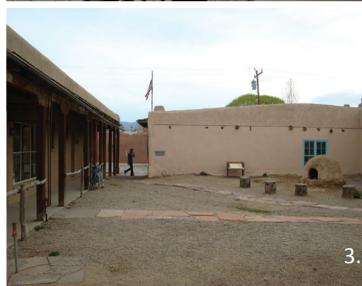
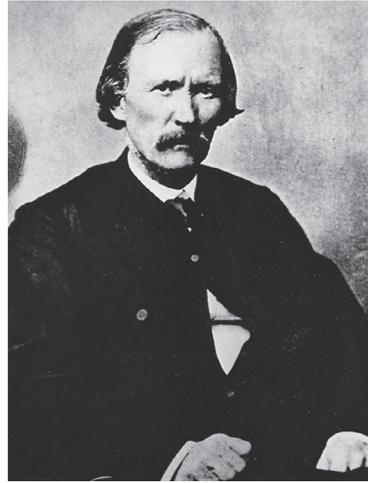


KIT CARSON ROAD

KIT CARSON MUSEUM ZONE

KEYED NOTES

1. Entrance off street - no indication of unique historical place or reason to enter
2. 2-4 Courtyard view - lack of amenities or sense of place for visitor
5. Street portico - enliven with color and shade
6. Burr Oak - Historic Tree program
7. Columner Oak - mark place of entry
8. Compacted crusher fine gravel
9. Open joint brick paving
10. Fountain in new annex courtyard
11. Rustic vocabulary for new portico
12. Climbing rose for color, shade and softening
13. Hollyhock for color and levity
14. Flowering Crabapple
15. Geraniums in container for character



STRATEGIC GOALS

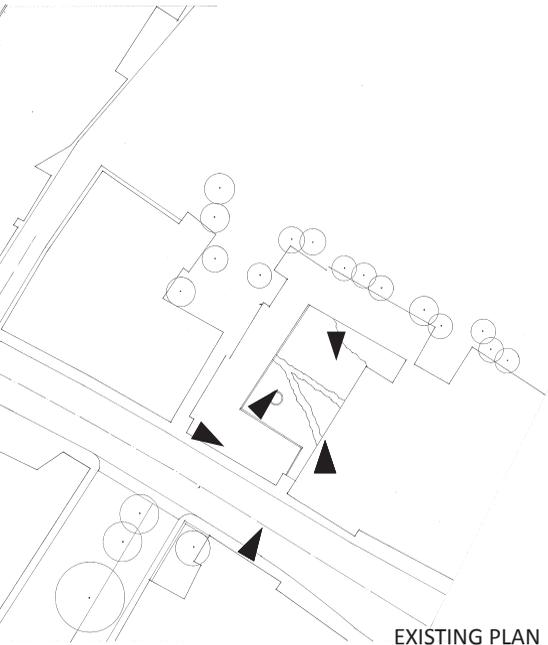
- Enliven and reclaim as historical and cultural anchor for the district

TACTICAL ACTIONS

- Create appropriate and dignified architectural enclosure with added east portico and connection to adjacent plazuela
- Addition of historic specimen tree (burr oak) as focal point and character of genius loci
- Propose appropriate commercial complement to museum store to attract visitors.
- Add color and enliven with climbing roses and perennial hollyhocks
- Extend museum zone out into Kit Carson Road

COMMENTS

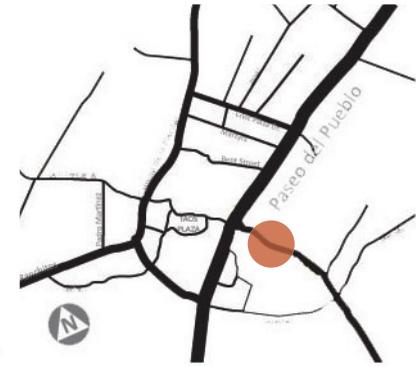
Kit Carson Museum housed in the historic residence of the iconic 19th century military figure Kit Carson is currently an under maintained and under-utilized cultural landmark of the Kit Carson Road Association District. A sensitive and well thought out renovation of the interior courtyard including the addition of a simple outdoor “café” providing a nexus of activity would attract pedestrian traffic in from Kit Carson Road. Exterior street planting including additions of color and foliage would enliven the street façade and help return this monument to its proper place as a fundamental and key element in the Kit Carson Road Association district.



EXISTING PLAN



COURTYARD PERSPECTIVE B

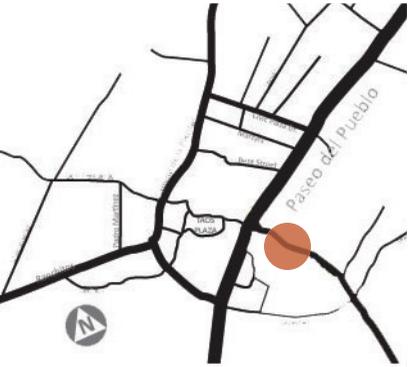


KIT CARSON ROAD

KIT CARSON MUSEUM ZONE

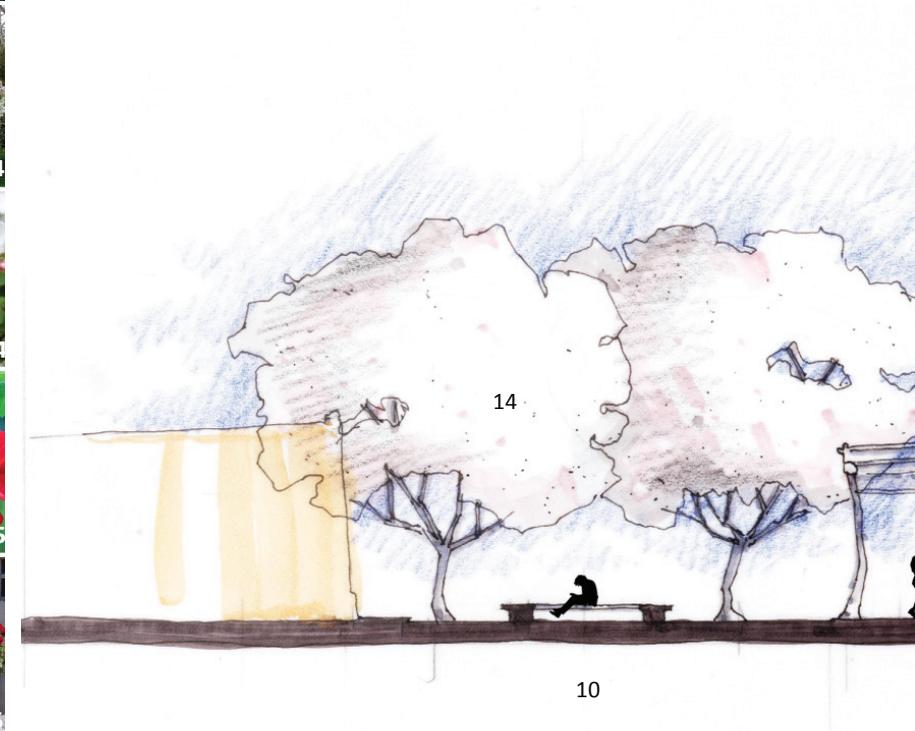
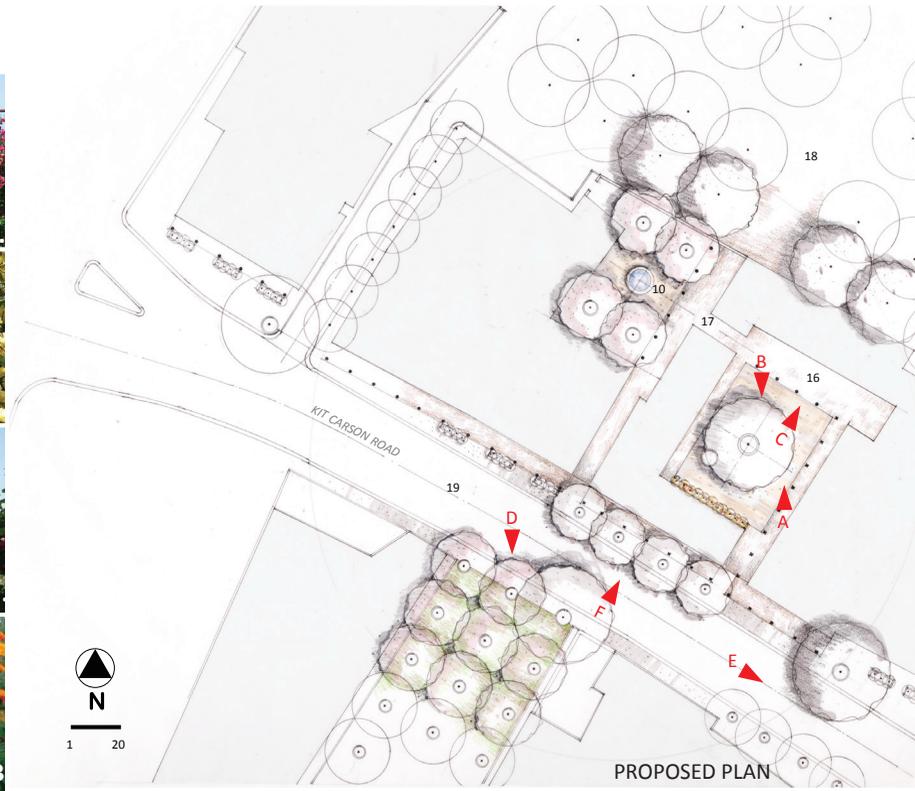


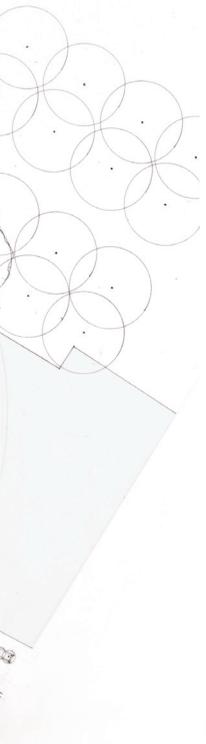
COURTYARD PERSPECTIVE A



KIT CARSON ROAD

KIT CARSON MUSEUM ZONE





PERSPECTIVE SKETCH D

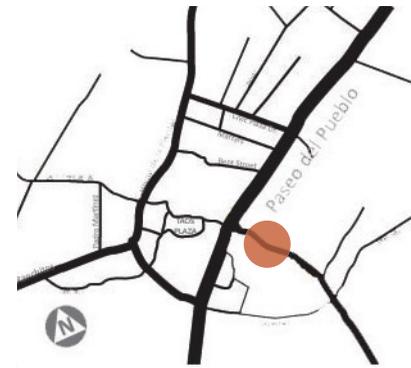


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COURTYARD ELEVATION C



1 10



KIT CARSON ROAD

KEYED NOTES

6. Burr Oak - Historic Tree program
7. Columner Oak - mark place of entry
8. Compacted crusher fine gravel
9. Open joint brick paving
10. Fountain in new annex courtyard
11. Rustic vocabulary for new portico
12. Climbing rose for color, shade and softening
13. Hollyhock for color and levity
14. Flowering Crabapple
15. Geraniums in container for character
16. New East Portico
17. Connect with adjacent Courtyard
18. Canopy green parking
19. Narrowing of Kit Carson Road

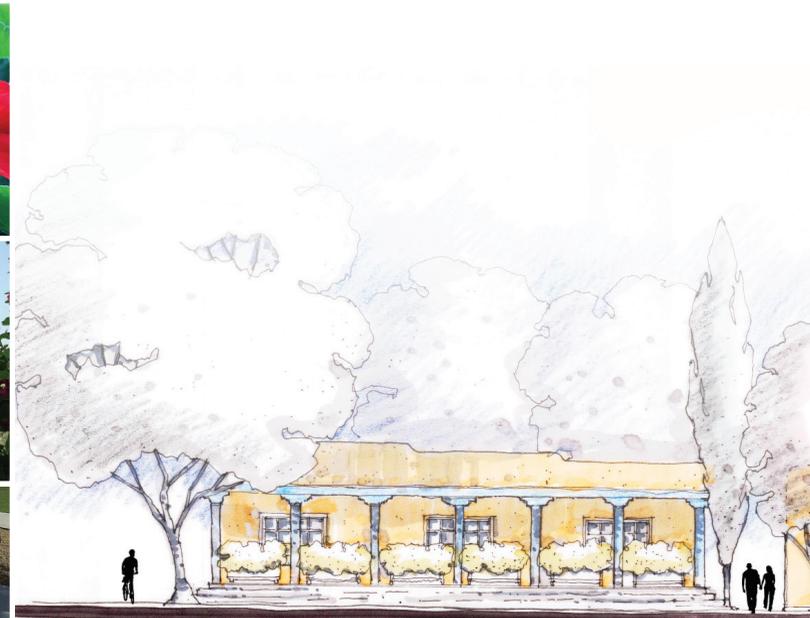
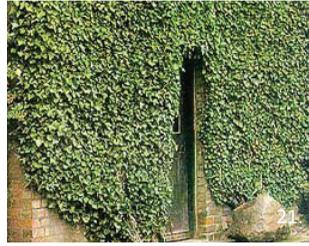


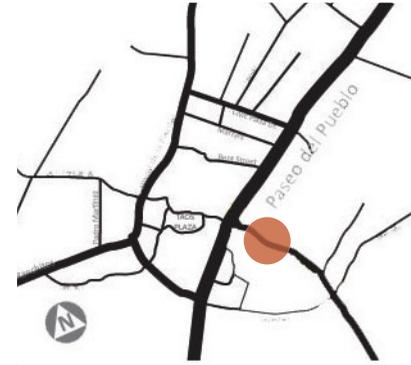
KIT CARSON ROAD

KIT CARSON MUSEUM ZONE

KEYED NOTES

6. Burr Oak - Historic Tree program
7. Columner Oak - mark place of entry
8. Compacted crusher fine gravel
9. Open joint brick paving
10. Fountain in new annex courtyard
11. Rustic vocabulary for new portico
12. Climbing rose for color, shade and softening
13. Hollyhock for color and levity
14. Flowering Crabapple
15. Geraniums in container for character
16. New East Portico
17. Connect with adjacent Courtyard
18. Canopy green parking
19. Narrowing of Kit Carson Road



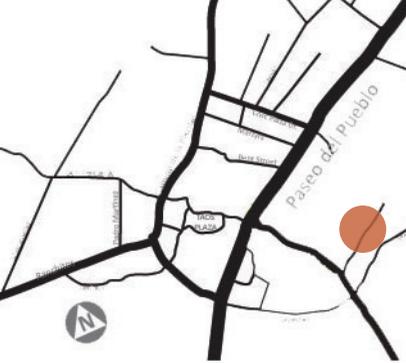


PERSPECTIVE SKETCH E



STREET ELEVATION F



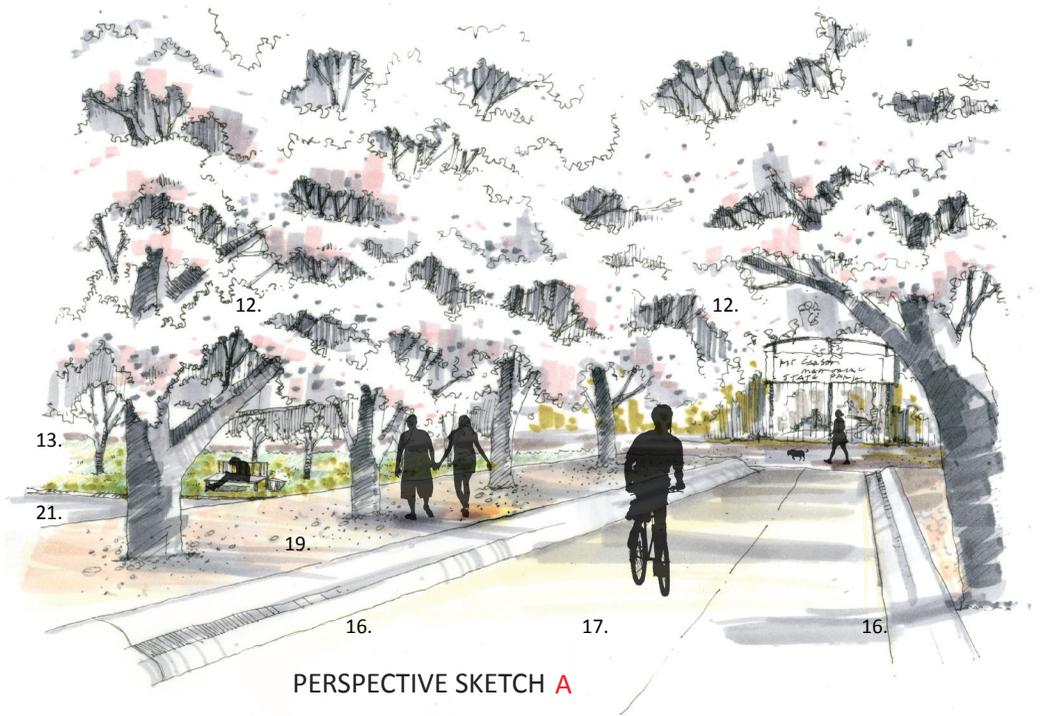


KIT CARSON ROAD

DRAGON ROAD AT CEMETERY

KEYED NOTES

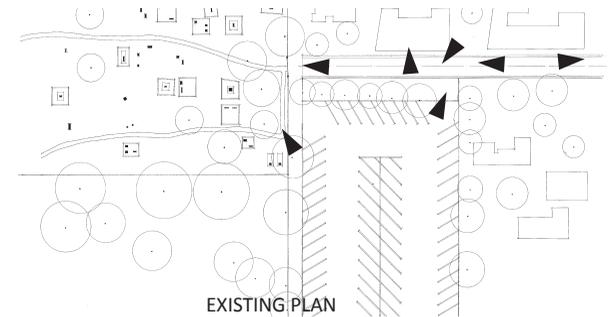
1. Entrance to Kit Carson Memorial State Park and Cemetery
2. Dragoon Road - dead end with sick trees
3. Historic Cemetery - add dignity and reverence
4. Chain link and dead trees as welcoming markers
5. Parking lot at TCA
6. A garden across the road - Dragoon
7. For locals only - view down Dragoon
8. Dragoon Rd. meeting Kit Carson Rd.
11. Compacted crusher fine gravel - for parking and paths
12. Flowering Sour Cherry - for allée along Dragoon Rd.
13. Heritage Orchard - 19th Apple specimen to acknowledge Place
16. Roll-down curbs everywhere - friendly to cars, bikes and pedestrians
17. Narrow and enliven Dragoon Rd.- local vehicular traffic only



PERSPECTIVE SKETCH A

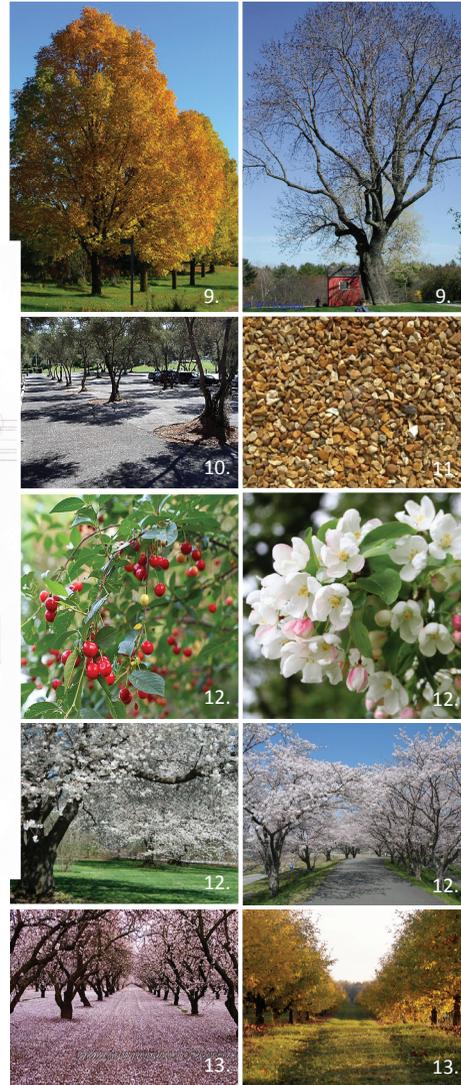
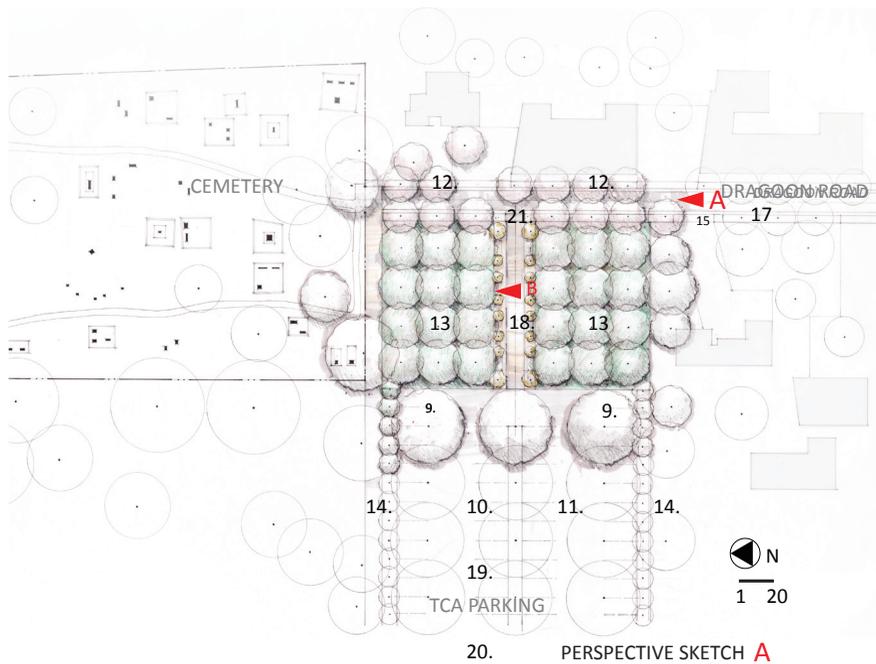
STRATEGIC GOALS

- Link historic cemetery and TCA parking area with Kit Carson Road Association District
- Identify and link cultural, historic and green anchors.



TACTICAL ACTIONS

- Narrow Dragoon Rd. adding roll down curbing and restrict vehicular traffic to local residents only.
- Create allée of flowering trees (crabapple, sour cherry) to enliven, encourage processions and link with Kit Carson Rd
- Create Heritage Orchard (19th century apple species) as forecourt to historic cemetery and as reflective gathering area in counterpoint to active state park

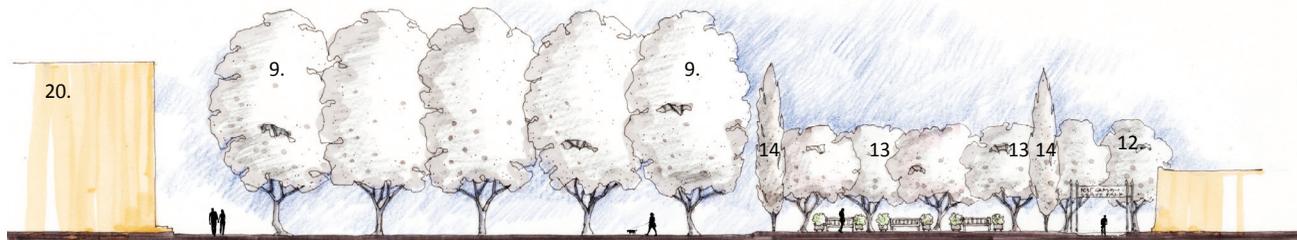


KIT CARSON ROAD

DRAGON ROAD AT CEMETERY

KEYED NOTES

9. Specimen shade trees - White Ash for canopy parking
10. Parking as Park - why not?
11. Compacted crusher fine gravel - for parking and paths
12. Flowering Sour Cherry - for allee along Dragon Rd.
13. Heritage Orchard - 19th Apple specimen to acknowledge Place
14. Columner Oak - marks transitions
15. Paths along Dragon Rd., Cemetery paths, orchard and parking paths
16. Roll-down curbs everywhere - friendly to cars, bikes and pedestrians
17. Narrow and enliven Dragon Rd.- local vehicular traffic only
18. Passage and seating area
19. Parking as park
20. TCA
21. Orchard as forecourt for Cemetery



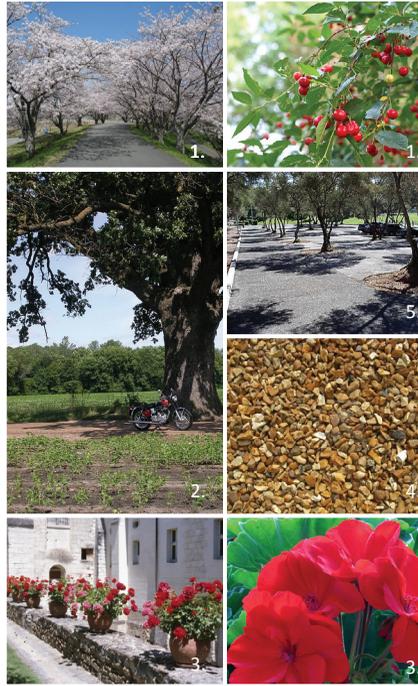


KIT CARSON ROAD

DRAGON AND KIT CARSON

KEYED NOTES

1. Flowering Sour Cherry or Plum allees along Dragoon Rd.
2. Burr Oak - Historic Tree program
3. Container Geraniums for color and character
4. Crusher fine gravel for paths and courtyard
5. Parking as Park!
6. Create infill court for pedestrians and enliven (non vehicular) entrance to Casa Benevides
7. Integral color alternating poured concrete for street crossings - pedestrian plaza
8. Create visitor plaza at Couse Foundation
9. Formalize entry to new restaurant (district economic anchor)
10. Narrow and enliven Kit Carson Rd.
19. Pedestrian seating area
20. Flowering crabapples for color along Kit Carson Rd.



STRATEGIC GOALS

- Encourage pedestrian link from Kit Carson Road District to historic cemetery, TCA parking and community state park
- Link these cultural and economic anchors across Kit Carson Rd. providing safe pedestrian crossing



TACTICAL ACTIONS

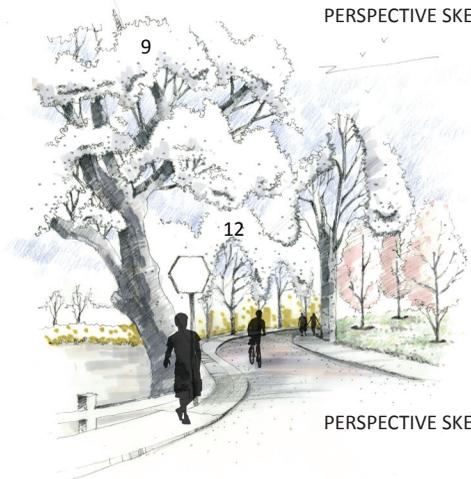
- Narrow Dragoon Rd. adding roll down curbing and restrict vehicular traffic to local residents only.
- Create allee of flowering trees (crabapple, sour cherry) to enliven link, encourage processions and provide promenade link with Kit Carson Rd
- Create economic anchor with new restaurant in existing historic Victorian. Establish Kit Carson Rd.
- Identity with planting of "historic" trees, pedestrian seating, infill pocket parks and container flower.



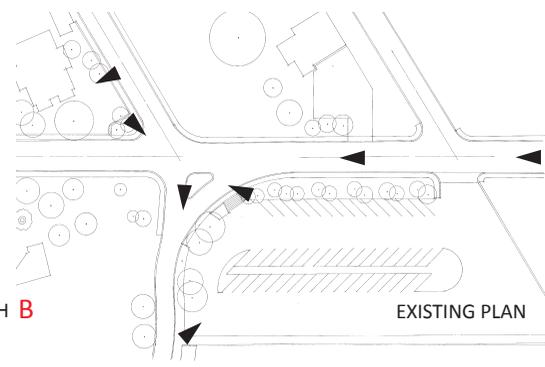
ELEVATION A 1 10



PERSPECTIVE SKETCH A



PERSPECTIVE SKETCH B



EXISTING PLAN



1.



2.



3.



4.



5.



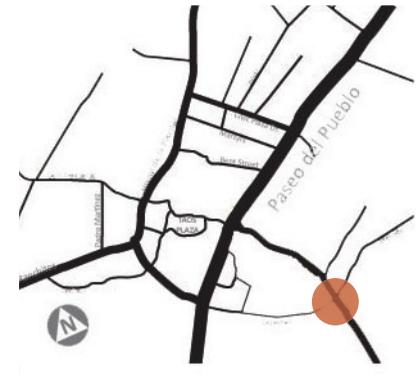
6.



7.



8.



KIT CARSON ROAD

QUESNEL AND KIT CARSON

KEYED NOTES

1. View to intersection along Kit Carson Rd. - Sense of Arrival?
2. Unfriendly, unsightly and dangerous
3. Important node to revitalize district
4. Under-utilized public parking
5. Forboding view down Quesnel and across Historic Meadow
6. How to move pedestrians to new Economic Anchor? can they survive the crossing?
7. Restore historic Victorian as anchor restaurant
8. Curvilinear paving - confusing with no street buffer or shade

STRATEGIC GOALS

- Create safe pedestrian link at strategic node on major thoroughfare
- Add interest to intersection with pedestrian plaza and Historic Tree program
- Identify Quesnel and Morada Roads as pedestrian paths with limited vehicular traffic.

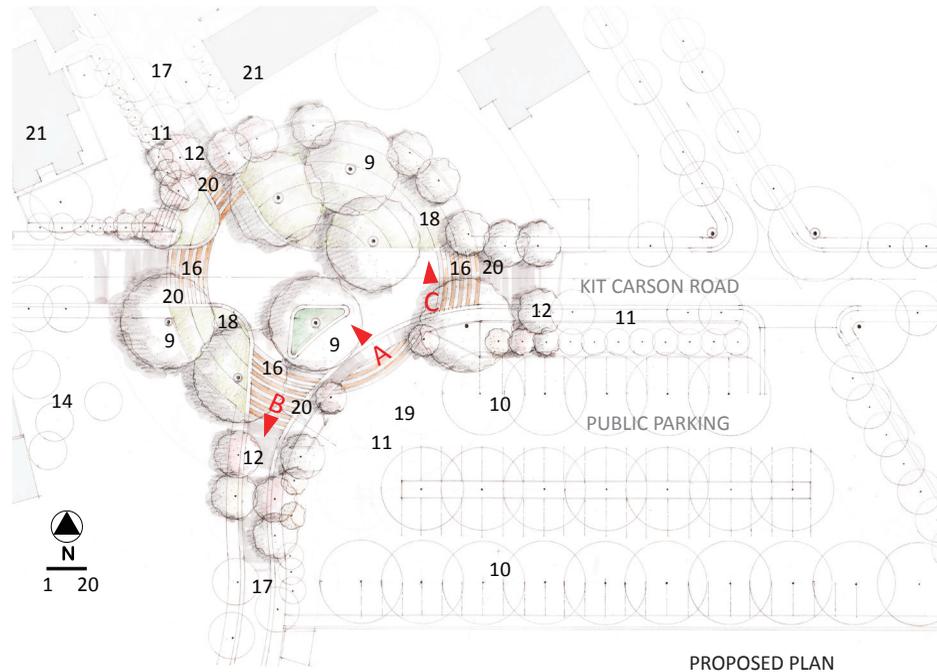
TACTICAL ACTIONS

- Create pedestrian plaza at intersection with vehicular stops and infill park areas.
- Provide safe link between canopy parking area and Couse Historic Meadows and other cultural and economic anchors of Kit Carson Road Association District.
- Propose ecologic restoration of Couse Meadows to highlight traditional grazing practices and wetland areas.



KIT CARSON ROAD

QUESNEL AND KIT CARSON



PROPOSED PLAN

KEYED NOTES

- 9. Burr Oak - Historic Tree program
- 10. Specimen shade tree for canopy parking - White Ash
- 11. Compacted crusher fine gravel - for parking and paths
- 12. Hawthorne - a dignified rustic tree with character for Quesnel and Morada Roads.
- 13. Paths along Kit Carson, Quesnel and Morada Roads.
- 14. Couse Foundation - Historic and Cultural Anchor
- 15. Couse Historic Meadows - Restore and Preserve!
- 16. Integral color poured concrete at pedestrian crossings
- 17. Narrow and enliven Quesnel and Morada Roads.
- 18. Pedestrian plaza
- 19. Parking as park
- 20. Traffic stop
- 21. New Economic Anchors - Hotel or Restaurant



ELEVATION C

