STRATEGIC GOALS

Identify Kit Carson Road Association District boundaries

Identify current land use and zoning restrictions

LAND USE AND ZONING PLAN

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.
**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.
TACTICAL ACTIONS
- Create shaded circulation and rest areas, and canopy parking mixed use areas
- Promote concept of historic trees along Kit Carson Road through sponsored trees or adopt-a-tree programs.
- Foresee Ecological restoration of the Historic Couse Meadows
- Create heritage orchard as forecourt to the Cemetery.

COMMENTS
Specimen Cottonwood trees along Kit Carson road are in rapid deterioration eliminating what was historically the dendrological structure of the area. Absence of additional and cohesive faunal strategies has left the area void of the color and vibrancy required to accomplish the revitalization of the district. The proposed green network will enhance the pedestrian experience and result in increased foot traffic. Care for and maintenance of the trees and flowering plants will add a cohesive unifying responsibility to the newly formed Kit Carson Road Association District. 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
3. Street portico - enliven with color and shade
4. Burr Oak - Historic Tree program
5. Columner Oak - mark place of entry
6. Compacted crusher fine gravel
7. Open joint brick paving
8. Fountain in new annex courtyard
9. Rustic vocabulary for new portico
10. Climbing rose for color, shade and softening
11. Hollyhock for color and levity
12. Flowering Crabapple
13. 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 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.
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
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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

DRAGOON 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 allee 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

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 allee of flowering trees (crabapple, sour cherry) to enliven, encourage processionals 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
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 allees along Dragoon Rd.
13. Heritage Orchard - 19th Apple specimen to acknowledge Place
14. Columnar Oak - marks transitions
15. Paths along Dragoon Rd., Cemetery paths, orchard and parking paths
16. Roll-down curbs everywhere - friendly to cars, bikes and pedestrians
17. Narrow and enliven Dragoon Rd.- local vehicular traffic only
18. Passage and seating area
19. Parking as park
20. TCA
21. Orchard as forecourt for Cemetery
**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 processionals 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.

**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**
- 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.

**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
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
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