City of Fountain

Wayfinding Signage

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Prepared For:
City of Fountain
Fountain, CO

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Introduction

This report is the culmination of a project to develop new signage and wayfinding for the City of Fountain. The project goal was the creation of a cohesive system, useful for both visitors and residents, that would also strengthen the visual identity of Fountain. The project requirements called for:

- Determination of locations for new way-finding signage;
- Development of a conceptual design for new signage;
- Proposal of specific verbiage for each sign;
- Estimation of individual sign cost and the total system cost;

The Colorado Center for Community Development (CCCD) sought to achieve these requirements while creating a more cohesive, efficient, and recognizable system for all users.

Sign design concepts, sizes, locations, and directional information was developed through a study of existing conditions as well as meetings with Fountain representatives. In addition to analyzing existing signage, traffic patterns, and pedestrian needs, CCCD researched Fountain's specific cultural history.

Through a series of meetings, initial design concepts and sign details were refined. The final concept, including sign locations, verbiage, design, color, and materiality reflects a desire for signage that is representative of Fountain as well as responsive to the input of the residents.

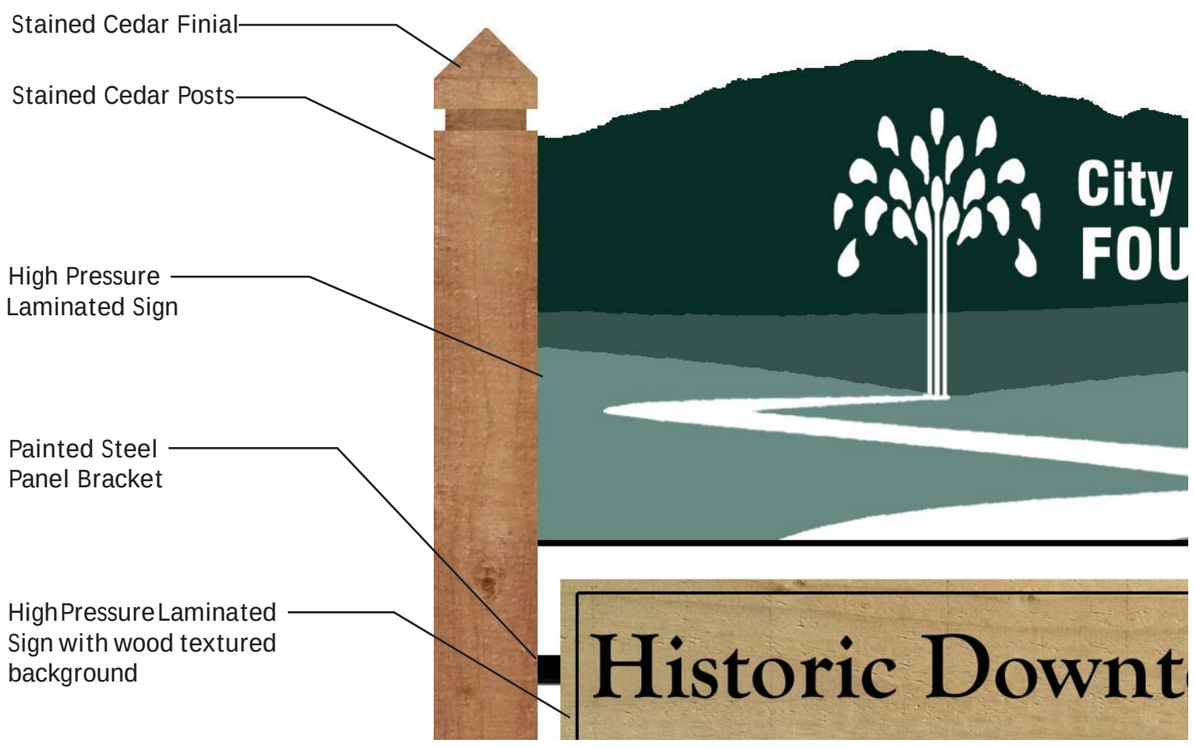
Sign Design

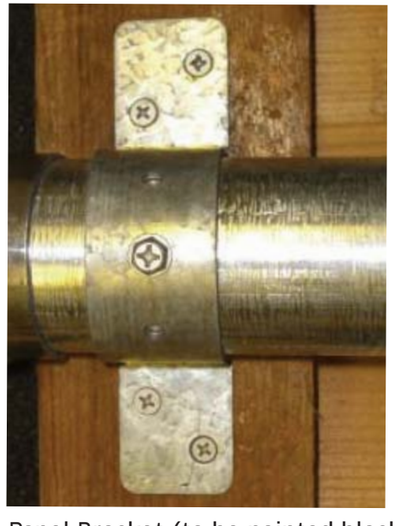
Design Influence: The creation of a cohesive signage system necessitates a clear and recognizable image that can be translated easily between signs of different sizes and functions. The signs should also work to strengthen the unique character that defines the town. In order to achieve such a visual clarity for Fountain, signs were designed to incorporate the existing city logo, high plains environment and the creek from which the city was named.

"Once the hub of a thriving agricultural and cattle area, Fountain's main Street resounded to hoofbeats of horse-drawn buggies, wagons and riders clattering down the throughfare on shopping tours or just travelling through en route to greener pastures." (H. Kay Brander Larson. Valley of the Fountain. Fountain, CO. 1969. Page 11.)

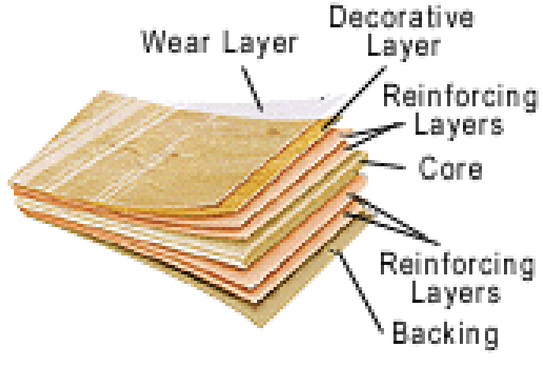
This historical legacy of Fountain as a hub of agriculture and ranching is referenced in the sign design through materiality. The rustic building materials that typified the early days of the town and their role in the birth of Fountain are celebrated through the use of rustic wooden posts and faux-wood sign paneling. Logo colors were chosen according to their compatibility with the warm tones of the wood signs and their ability to reinforce the abstracted scenery of the logo which identifies Fountain as a town at the base of Pikes Peak nestled beside the banks of Fountain Creek.

Sign Design





Panel Bracket (to be painted black)

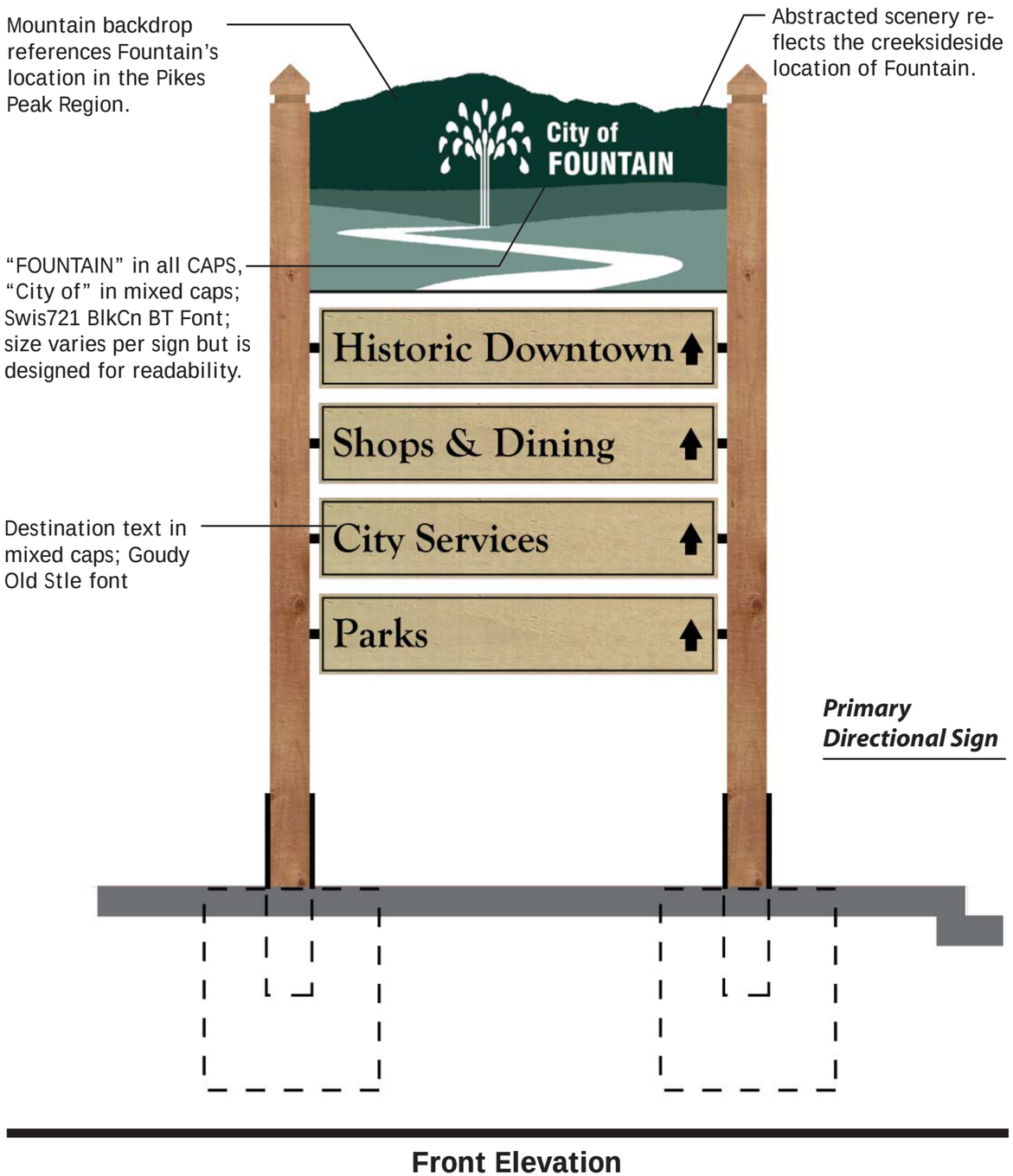


High Pressure Laminate

Design Intent: A successful signage system is consistent in appearance and clear in demonstration of information. With these goals in mind, the proposed sign concept uses limited color and detail to avoid driver distraction. The design abstracts the look of a prairie-riparian setting employing materials that are both attractive and familiar to viewers. In this way, the signs will fit in with the existing aesthetic of Fountain, while also providing clear, readable information.

The sign is situated between wooden posts that are connected by painted steel hardware, which portrays a simple, rustic durability. The combination of the green shades of the mountain silhouette with the warm brown tones of the wooden panels, lend itself to Fountain's character while presenting a clean, utilitarian image. Visually, the sign concept works with the existing image of the town, while it also projects a bolder image statement about the connection of the City of Fountain with Fountain Creek and the wider Pikes Peak Region. The sign concept, materiality, and color can be adjusted to fit all four sign sizes and functions, creating a seamless wayfinding system, and directing visitors and residents throughout Fountain.

Sign Design

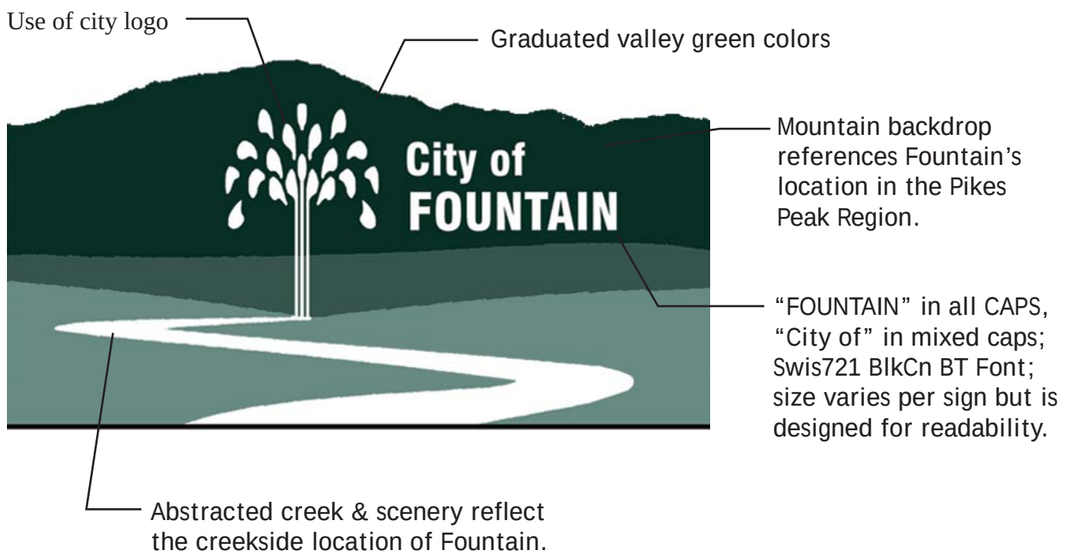


Design Concept: Fountain is known for its agriculture, its ranching, its historic railroad, and its location beside a beautiful creek. The logo for the top of the sign was designed to combine these town characteristics with the voter adopted city logo. The design is a simple landscape, yet the abstracted nature combined with the mountain backdrop and city logo capture the essence of Fountain and its unique place within Colorado.

In addition to the proposed sign logo, the sign design, materiality, and construction reference Fountain's historical & modern precedents. Suggested materials include: stained cedar posts, painted steel panel bracket, and painted steel post anchor. The heavy materiality of the structure merges with clean lines and text, creating an image that references Fountain's past & present, while looking into it's future.

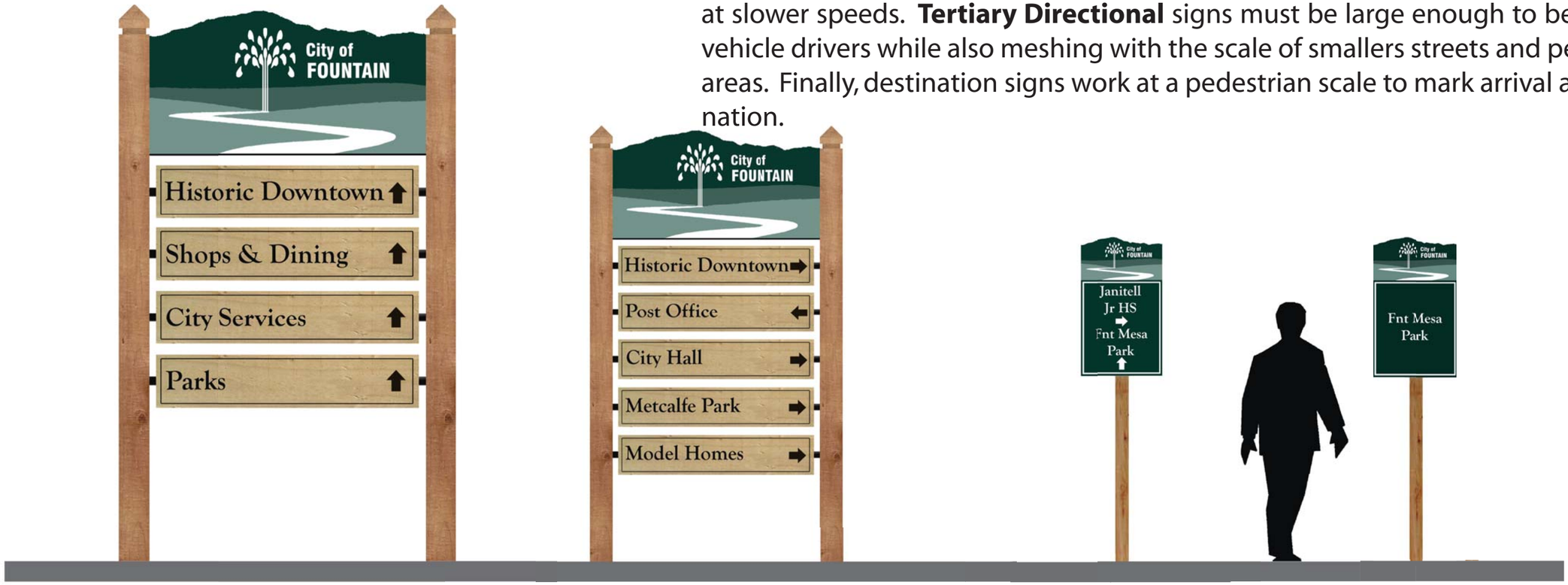
Logo Sign Panel

HPL: High pressure laminate sign display provides great flexibility in color, low maintenance requirements, and an economical alternative to aluminum



Sign Design

Size & Scale: Each of the four signage types performs a specific function within the wayfinding system. Different sign functions carry different size requirements. **Primary Directional** signs are very large in order to be seen clearly at higher speeds. **Secondary Directional** signs provide clear information for multiple destinations at slower speeds. **Tertiary Directional** signs must be large enough to be seen by vehicle drivers while also meshing with the scale of smallers streets and pedestrian areas. Finally, destination signs work at a pedestrian scale to mark arrival at a destination.



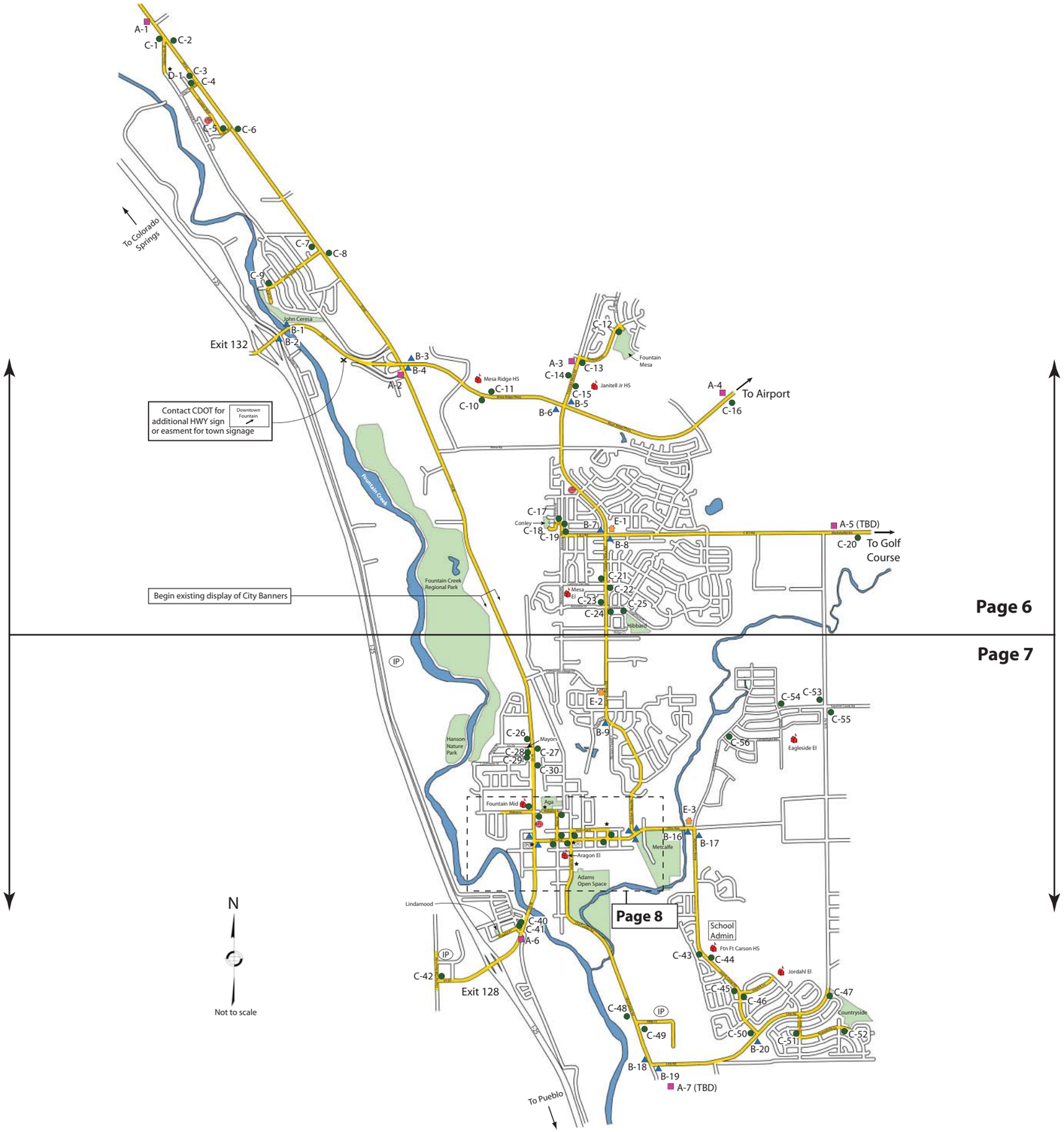
Primary Directional Signs are to be located on highways and are designed for speeds 45 mph and above. These large signs direct visitors to multiple popular destinations, making their visibility critical. Primary signs must therefore begin a sequence of increasingly specific directional information to be followed up by secondary directional signs.

Secondary Directional signs are smaller versions of primary directional signs. These signs are designed for speeds below 45 mph. Secondary signs provide directional information to multiple destinations and may offer more specific information about a destination.

Model Home signs (not shown) direct potential homebuyers towards model homes. These signs are identical to secondary signs except that they only list names of subdivisions to identify model home locations.

Tertiary Directional signs are smaller and indicate directions to two or fewer destinations. Tertiary directional signs can be useful for both vehicle traffic and pedestrians on smaller arterial streets. Designed to stand alone, these signs can be attached to existing support structures such as light poles if necessary.

Destination signs indicate arrival at a particular destination within the town of Fountain. These sign are identical to tertiary signs except that they only identify a single location and do not display an arrow.



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Signage Map
(Overall Map)

The primary goal for Fountain's new way-finding system is to display directional information clearly while also presenting a consistent and recognizable image for the town. In addition, successful signage should create a visual sequence that assures unfamiliar drivers that they will find their destination quickly and efficiently. Ideally, a cohesive and attractive signage system will not only direct drivers, but will strengthen the identity of Fountain, causing residents and first-time visitors to feel a unique sense of place in the Front Range of Colorado.

This map shows locations for all five signage types in town. Details and recommendations concerning specific signs are found in the matrix starting on page 12 of this document.

Legend

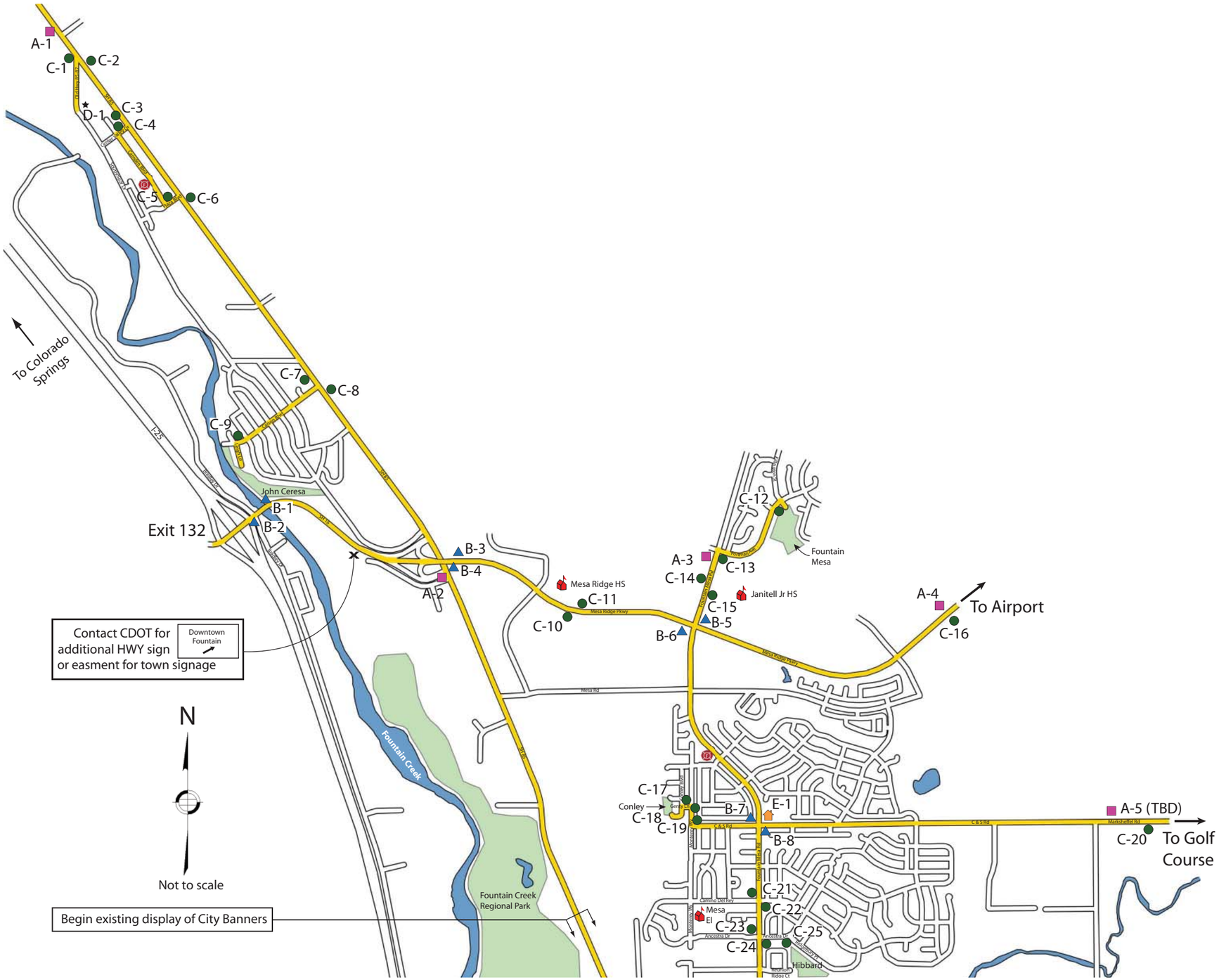
- Park
- Water
- Primary Circulation Routes
- School
- Fire Department
- (PO) Post Office
- (IP) Industrial Park
- (CH) City Hall
- A-1 Primary Directional Sign (7)
- B-1 Secondary Directional Sign (20)
- C-1 Tertiary Directional Sign (56)
- D-1 Destination Sign (8)
- E-1 Model Home Sign (3)

Signage Map
(North Section)

This map shows locations for all five signage types on the north side of town.

* All signs need to be field varified before placement
**"Model Home Sign" is an optional provision that would allow builders to display individual subdivisions in a secondary sign format
Note: "Model Homes" is listed on secondary signs B5-B16 and B18-B20

More details and recommendations concerning specific signs are found in the matrix starting on page 12 of this document.



Legend

- Park
- Water
- Primary Circulation Routes
- School
- Fire Department
- (PO) Post Office
- (IP) Industrial Park
- (CH) City Hall
- A-1 Primary Directional Sign (7)
- B-1 Secondary Directional Sign (20)
- C-1 Tertiary Directional Sign (56)
- D-1 Destination Sign (8)
- E-1 Model Home Sign (3)

Signage Map
(South Section)

This map shows locations for all five signage types on the south side of town.

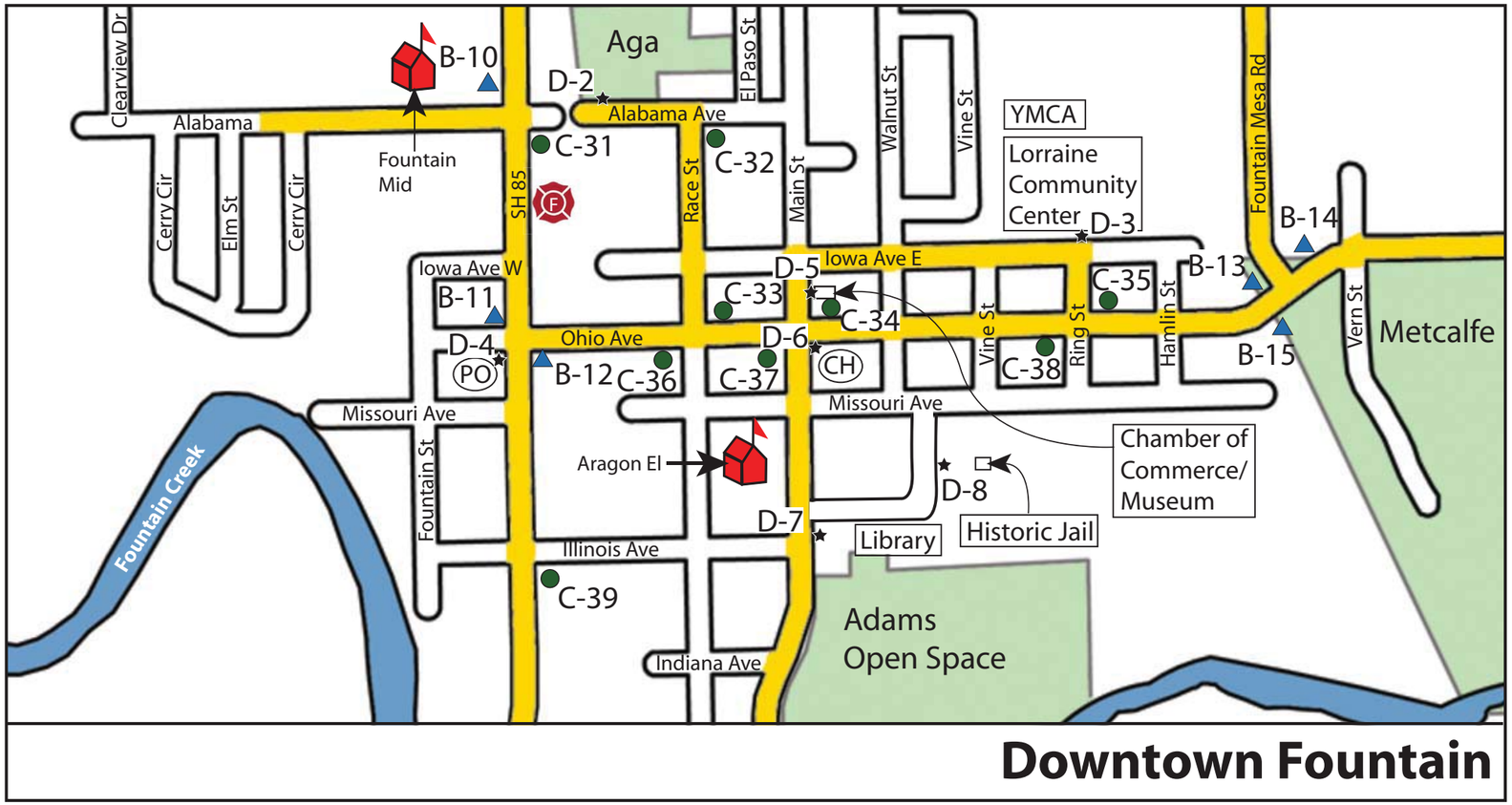
* All signs need to be field varified before placement
**"Model Home Sign" is an optional provision that would allow builders to display individual subdivisions in a secondary sign format
Note: "Model Homes" is listed on secondary signs B5-B16 and B18-B20

More details and recommendations concerning specific signs are found in the matrix starting on page 12 of this document.

Legend*

- Park
- Water
- Primary Circulation Routes
- School
- Fire Department
- (PO) Post Office
- (IP) Industrial Park
- (CH) City Hall
- A-1 Primary Directional Sign (7)
- B-1 Secondary Directional Sign (20)
- C-1 Tertiary Directional Sign (56)
- D-1 Destination Sign (8)
- E-1 Model Home Sign (3)**

Signage Map
(Downtown Section)



This map shows locations for all five signage types in the downtaown area of town.

* All signs need to be field varified before placement
**"Model Home Sign" is an optional provision that would allow builders to display individual subdivisions in a secondary sign format
Note: "Model Homes" is listed on secondary signs B5-B16 and B18-B20

More details and recommendations concerning specific signs are found in the matrix starting on page 12 of this document.

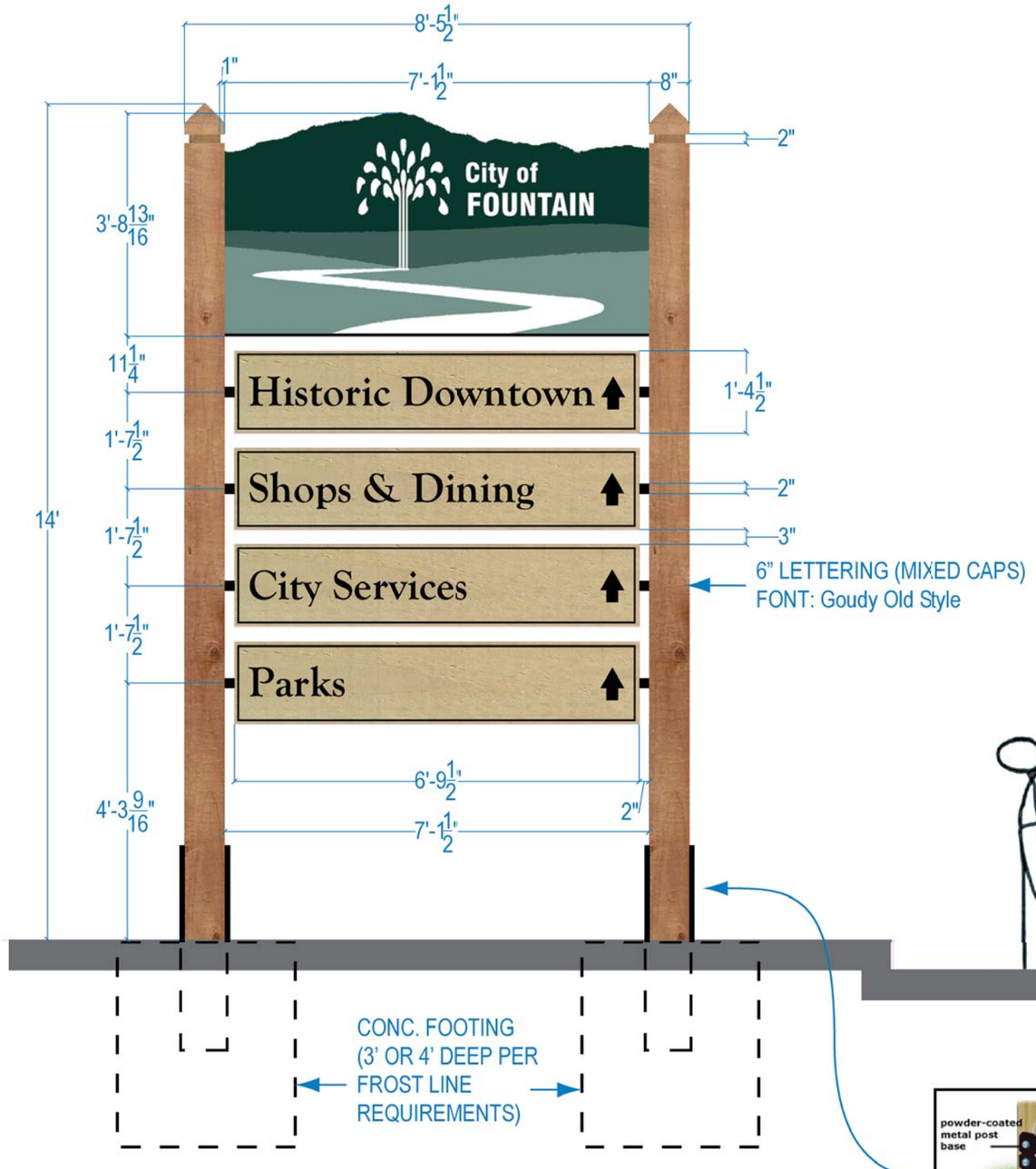
Legend*

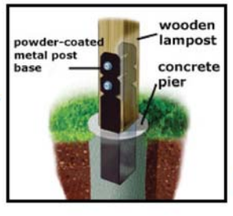
- Park
- Water
- Primary Circulation Routes
- School
- Fire Department
- (PO) Post Office
- (IP) Industrial Park
- (CH) City Hall
- A-1 Primary Directional Sign (7)
- B-1 Secondary Directional Sign (20)
- C-1 Tertiary Directional Sign (56)
- D-1 Destination Sign (8)
- E-1 Model Home Sign (3)**

Signage Details

Primary Directional Sign (14’ x 8’ 5.5”)

Note: Post to footing connection needs to comply with CDOT break-away requirements. See page XX in the appendix for details.

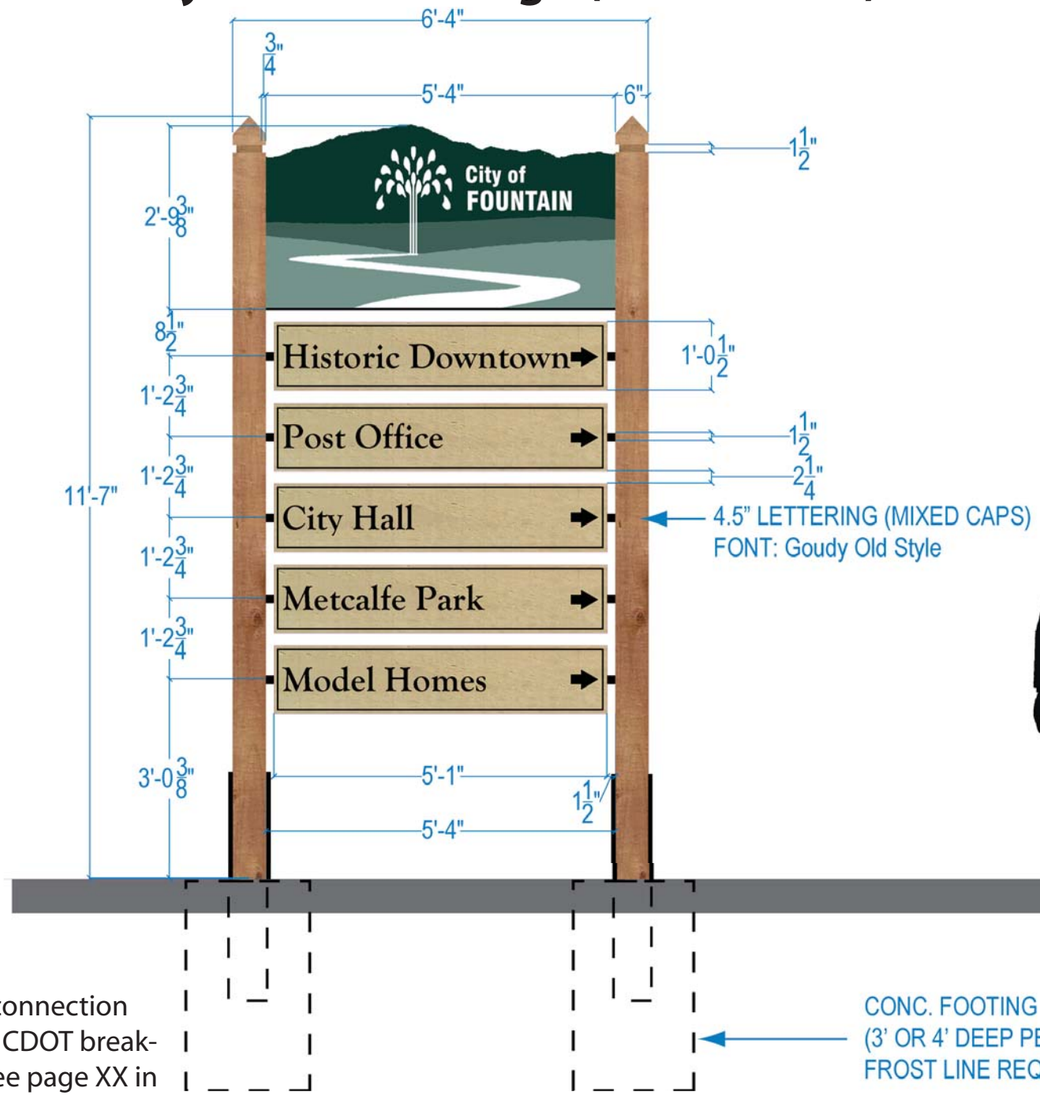




EXAMPLE

Signage Details

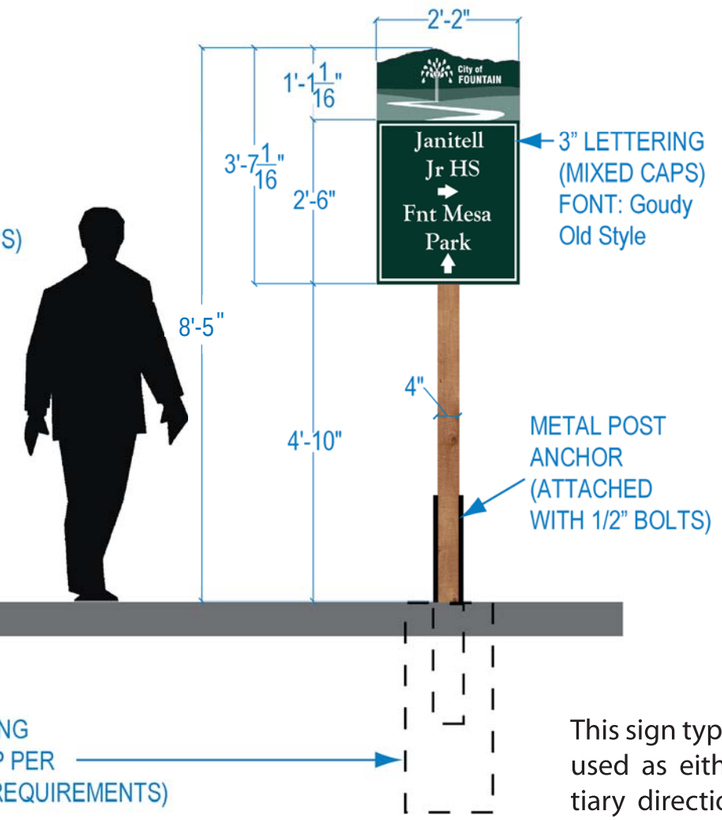
Secondary Directional Sign (11′ 7″ x 6′4″)



Note: Post to footing connection needs to comply with CDOT break-away requirements. See page XX in the appendix for details.

Tertiary Directional Sign (8′5″ x 2′2″)

Destination Sign (8′5″ x 2′2″)

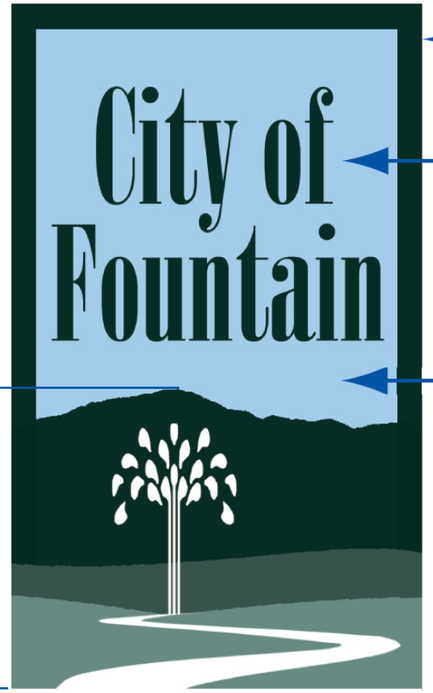


This sign type may be used as either a tertiary directional sign or a destination sign.

Signage Details

CITY BANNER

Banner graphic differs from sign graphic in that; the text is absent, the creek is not as wide and the distances between the foreground, middle ground and background have been slightly exaggerated



2.25” BOARDER

10” GREEN - PANTONE 291C LETTERING (MIXED CAPS) FONT: Onyx

PANTONE 291C

2.25’

DIMENSIONS = 3’ X 5’

FESTIVAL BANNER

1.75’

Banner graphic is same as sign graphic except for sky

1.5” BOARDER

PANTONE 657C

10” RED - PANTONE 1805C LETTERING (ALL CAPS) FONT: Swis721BkCr BT

10” BLUE - PANTONE 654C LETTERING (ALL CAPS) FONT: Swis721BkCr BT

10” BLACK LETTERING (ALL CAPS) FONT: Swis721BkCr BT

DIMENSIONS = 3’ X 5’

City Banner: The purpose of the city banner is to increase the visibility of Fountain along Hwy 85. It is intended to more clearly mark the city’s boundaries, and announce to visitors their arrival into Fountain. They can be used in conjunction with the existing flags along SH85 or as a replacement for the existing flags. It is recommended that the city banners be hung on lightposts with existing banner hardware and on lightposts that require banner hardware along SH85. Lightposts in the historic downtown area along Ohio Avenue should also be equipped to hang the city banner. Exact locations need to be field varified.

City Banner: Displays the city logo at the bottom of the banner and reads “City of Fountain” in 10 inch mixed caps Onyx font above the logo. It has a 2.25 inch green boarder.

Festival Banner: Displays the city logo at the top of the banner and announces a city event such as the Fall Festival or Holiday Fair. It can be taylored to display any event but the basic layout remains the same. The name of the event is written in 5.5 inch red Swis721 BlkCn BT font, all in CAPS. The date and time of the event is written in 3.75 inch Swis721BlkCn BT font, the date in blue text and the time in black, all in CAPS. It has a 1.5 inch green boarder.

Signage Matrix

Primary Directional Sign

Priority	Location	Sign Text	Direction	Notes	
High	**A-1**	Historic Downtown	↑	Intersection of SH 85 and Main St	
		Shops & Dining	↑	Second most used Entrance to	
		City Services	↑	Fountain from the North	
		Parks	↑		PAGE 6
Highest	**A-2**	Historic Downtown	→	Intersection of SH 85 and SH 16	
		Shops & Dining	↔	Highest exit use and directional needs	
		City Services	→	for Northbound travelers exiting I-25	
		Parks	→	to Hwy 85 and into Fountain	PAGE 6
Medium	**A-3**	Historic Downtown	↑	Intersection of Fortman Ave and Fnt Mesa Rd	
		Shops & Dining	↑	Secondary entrance to Fountain from	
		City Services	↑	the northern neighborhoods	
		Parks	↑		PAGE 6
Medium	**A-4**	Historic Downtown	↑	Located at east end of Mesa Ridge Pkwy	
		Shops & Dining	↑	Secondary entrance from Colorado Springs	
		City Services	↑	Airport	
		Parks	↑		PAGE 6
Low	**A-5**	Historic Downtown	↑	Intersection of Marksheffel Rd and Link Rd This	
		Shops & Dining	↑	primary sign to be phased in after developments	
		City Services	↑	east of Link Rd significantly increase traffic	
		Parks	↑←	along C&S Rd / Marksheffel Rd	PAGE 6, 7
High	**A-6**	Historic Downtown	↑	Intersection of SH 85 and Santa Fe Ave	
		Shops & Dining	↑←	High exit use and directional needs	
		City Services	↑	from I-25 Northbound to Fountain.	
		Parks	↑←		PAGE 7
Lowest	**A-7**	Historic Downtown	↑	Intersection of Old Pueblo Rd and Link Rd This	
		Shops & Dining	↑	Primary Sign to be phased in when traffic along	
		City Services	↑	Old Pueblo Rd significantly increases	PAGE 7

Note: Add more signs per development needs

Signage Matrix

Secondary Directional Sign

Priority	Location	Sign Text	Direction	Notes	
Low	B-1	Historic Downtown	↑	Intersection of SH 16 and Bradley Dr.	
	▲	Business Park	←	Leading Northbound travelers to new development	
		Medical Center	←	at Business park	
		Industrial Park	→		
		Camping	→		PAGE 6
Low	B-2	Business Park	→	Intersection of SH 16 and Bradley Dr.	
	▲	Medical Center	→	Leading Southbound travelers to new development	
		Industrial Park	←	at Business Park.	
		Camping	←		PAGE 6
Low	B-3	Historic Downtown	←	Intersection of Mesa Ridge Pkwy and SH 85.	
	▲	City Services	←	Helps inform travelers to northern shopping area	
		Shopping	↔	as well as reminder of downtown shopping	
		Fnt Crk Reg Park	←		
		Senior Center	→		PAGE 6
Low	B-4	Shopping	↰	Intersection of SH 85 and SH 16.	
	▲	Mesa Ridge HS	←	Helps inform travelers to northern shopping area	
		Janitell Jr HS	←	as well as reminder of downtown shopping.	
		Senior Center	↑		
		Fire Dept	↑		PAGE 6
Medium	B-5	Historic Downtown	←	Intersection of Fountain Mesa Rd & Mesa Ridge Pkwy	
	▲	Mesa Ridge HS	↑	Helps inform northbound travelers to HS and Park	
		Janitell Jr HS	→	and reminder for southbound travelers to downtown	
		Fire Dept	←	shopping and services.	
		* Model Homes	←		PAGE 6
Medium	B-6	Fountain Mesa Park	↑	Intersection of Fountain Mesa Rd & Mesa Ridge Pkwy	
	▲	Janitell Jr HS	↑	Good location for Northbound travelers and a well	
		Mesa Ridge HS	←	placed sign for downtown.	
		Airport	→	Model Homes to be replaced with Historic Downtown.	
		*** Model Homes**	↱	once build out occurs.	PAGE 6
Medium	B-7	Historic Downtown	↑	Intersection of Fountain Mesa Rd and C & S Rd	
	▲	City Services	↑	Signage needed here to direct southbound travelers to	
		Conley Park	→	keep going south towards shopping and services	
		Golf Course	←	Best Place for Model Home signage to unclutter	
		*** Model Homes**	↰	intersection from Individual builders signs.	PAGE 6, 7
Medium	B-8	Shopping	↑	Intersection of Fountain Mesa Rd and C & S Rd	
	▲	Fire Dept.	↑	Signage needed here to direct northbound travelers to	
		Conley Park	←	keep going south towards shopping and services	
		Golf Course	→	Best Place for Model Home signage to unclutter	
		*** Model Homes**	↱	intersection from Individual builders signs.	PAGE 6, 7

Signage Matrix

Secondary Directional Sign

Priority	Location	Sign Text	Direction	Notes	
Low	**B-9**	Historic Downtown	↑	Intersection of Fnt Mesa Rd and Hadley St	
		City Services	↑	Signage needed to keep southbound travelers direct	
		Metcalfe Park	↑	south as they may be feeling lost in the neighborhood	
		Museum	↑	Best Place for Model Home signage to unclutter	
		*** Model Homes**	↑	intersection from Individual builders signs.	PAGE 6, 7
Low	**B-10**	Fnt Middle School	→	Intersection of Alabama and SH 85	
		Police	↑	Signage informs southbound travelers already **IN** down-	
		Fire Dept	↑	town to services.	
		Post Office	↑	No	
		*** Model Homes**	↑		PAGE 8
Highest	**B-11**	Historic Downtown	←	Intersection of SH 85 and Ohio Ave	
		Post Office	→	Signage informs southbound travelers off of Hwy 85 to	
		City Hall	←	downtown amenities.	
		Museum	←	Replace Model Homes with Chamber of Commerce or Park	
		*** Model Homes**	←	Improve corner to emphasize "Main Street"	PAGE 8
Highest	**B-12**	Historic Downtown	→	Intersection of SH 85 and Ohio Ave	
		Fire Dept	↑	Signage informs northbound travelers off of Hwy 85 to	
		City Hall	→	downtown amenities.	
		Museum	→	Replace Model Homes with Chamber of Commerce or Park	
		*** Model Homes**	→	Improve corner to emphasize "Main Street"	PAGE 8
High	**B-13**	Historic Downtown	→	Intersection of Fnt Mesa Rd and Ohio Ave	
		City Services	→	Signage informs travelers to	
		Museum	→	downtown amenities.	
		Metcalfe Park	←	Replace Model Homes with Chamber of Commerce	
		*** Model Homes**	←	Improve corner to emphasize "Main Street"	PAGE 8
High	**B-14**	Historic Downtown	↑	Intersection of Fnt Mesa Rd and Ohio Ave.	
		City Services	↑	Signage informs travelers to downtown amenities.	
		Shopping	↱	Replace Airport with Model Homes - depends on	
		Golf Course	→	importance of Airport or Model Homes information.	
		*** Model Homes**	→	Improve corner to emphasize "Main Street"	PAGE 8
High	**B-15**	Shopping	←	Intersection of Fnt Mesa Rd and Ohio Ave	
		Ftn Ft Carson HS	↑	Signage informs travelers to downtown amenities.	
		Jordahl El	↑	Replace Airport with Model Homes - depends on	
		Metcalfe Park	↑	importance of Airport or Model Homes information.	
		*** Model Homes**	↑	Improve corner to emphasize "Main Street"	PAGE 8
Low	**B-16**	Fnt Ft Carson HS	→	Intersection of Ohio Ave and Jimmy Camp Rd	
		Jordahl El	→	Signage to the current subdivision's park and school.	
		Countryside Park	→	Model homes sign to be replaced with other needs.	
		Eagleside El	←		
		* Model Homes	↔		PAGE 7

Signage Matrix

Secondary Directional Sign

Priority	Location	Sign Text	Direction	Notes	
Low	**B-17**	Historic Downtown	←	Intersection of Ohio Ave and Jimmy Camp Rd	
		City Services	←	Signage to the current subdivision's park and school.	
		Shopping	←	Model homes sign to be replaced with other needs.	
		Metcalfe Park	←		
		Eagleside El	↑		PAGE 7
Low	**B-18**	Fnt Ft Carson HS	←	Intersection of Old Pueblo Rd and Link Rd	
		Jordahl El	←	Signage to the current subdivision's park and schools.	
		Countryside Park	←	Model homes to be replaced with other needs	
		* Model Homes	←	**Note:**This entire sign could be used by Individual builders	
				and replaced with all this sign text at a later date.	PAGE 7
Low	**B-19**	Historic Downtown	↑	Intersection of Old Pueblo Rd and Link Rd	
		Fnt Ft Carson HS	→	Signage to the current subdivision's park and schools.	
		Jordahl El	→	Model homes to be replaced with other needs	
		Countryside Park	→	**Note:**This entire sign could be used by Individual builders	
		* Model Homes	→	and replaced with all this sign text at a later date.	PAGE 7
Low	**B-20**	Fnt Ft Carson HS	←	Intersection of Jimmy Camp Rd and Link Rd	
		Jordahl El	←	Signage to the current subdivision's parks and school.	
		Countryside Park	↑	Model homes to be replaced with other needs	
		Metcalfe Park	←	**Note:**This entire sign could be used by Individual builders	
		* Model Homes	↱	and replaced with all this sign text at a later date.	PAGE 7

*** Model home signs options**:

1. Model home signs could be replaced with individual Sign at time of build out.
2. Secondary signs B-18, B-19, and B-20 could be used as individual builder signs until build-out to be replaced with sign text as listed above
3. Possible placement of these three secondary signs for use of individual builders model home signs could occur at the intersection of the most cluttered individual builders signs, locations E-1, E-2, and E-3

Note: Add more signs per development needs

Signage Matrix

Tertiary Directional Sign

Priority	Location	Sign Text	Direction	Intersection / Notes	
Medium	C-1	Senior Center	→	Old Hwy 85-87 and SH 85	PAGE 6
Medium	C-2	Senior Center	←	Old Hwy 85-87 and SH 85	PAGE 6
High	C-3	Shopping Fire Dept	→ →	SH 85 and Center Valley Dr	PAGE 6
High	C-4	Shopping Fire Dept	← ←	Center Valley Dr and Camden Blvd	PAGE 6
High	C-5	Shopping Fire Dept	→ →	Plaza Blvd and Camden Blvd	PAGE 6
High	C-6	Shopping Fire Dept	← ←	SH 85 and Plaza Blvd	PAGE 6
Low	C-7	John Ceresa Park	→	SH 85 and Carson Blvd	PAGE 6
Low	C-8	John Ceresa Park	←	SH 85 and Carson Blvd	PAGE 6
Low	C-9	John Ceresa Park	←	Carson Blvd and Leigh Ln	PAGE 6
Low	C-10	Mesa Ridge HS	←	South side of Mesa Ridge Pkwy	PAGE 6
Low	C-11	Mesa Ridge HS	→	North side of Mesa Ridge Pkwy	PAGE 6
Low	C-12	Fountain Mesa Park	→	Fountain Ave and Killington St	PAGE 6
Low	C-13	Fountain Mesa Park	→	Fnt Mesa Rd and Fnt Ave	PAGE 6
Low	C-14	Janitell Jr HS	←	West side of Fnt Mesa Rd	PAGE 6
Low	C-15	Janitell Jr HS Fnt Mesa Park	→ ↑	East side of Fnt Mesa Rd	PAGE 6
High	C-16	Airport 8.5 miles	↑	East side of Fnt Mesa Pkwy Mileage needs to be field verified	PAGE 6
Low	C-17	Conley Park	←	Genty Ln and Conley Blvd	PAGE 6
Low	C-18	Conley Park	←	Monterey Way and Genty Ln	PAGE 6, 7
Low	C-19	Conley Park	→	C & S Rd and Monterey Way	PAGE 6, 7
High	C-20	Golf Course 2 miles	↑	South side of Marksheffel Rd Mileage needs to be field verified	PAGE 6, 7
Low	C-21	Mesa El	→	Fnt Mesa Rd and Camino Del Rey	PAGE 6, 7

Tertiary Directional Sign

Signage Matrix

Priority	Location	Sign Text	Direction	Intersection / Notes	
Low	C-22	Mesa El	←	Fnt Mesa Rd and Camino Del Rey	PAGE 6, 7
Medium	C-23	Hibbard Park	←	Fnt Mesa Rd and Ancestra Dr	PAGE 6, 7
Medium	C-24	Hibbard Park	→	Fnt Mesa Rd and Ancestra Dr	PAGE 6, 7
Medium	C-25	Hibbard Park	→	Ancestra Dr and Ridgebury Pl	PAGE 6, 7
Low	C-26	Mayors Park	→	SH 85 and Iris Dr	PAGE 7
Low	C-27	Mayors Park	←	SH 85 and Iris Dr	PAGE 7
Medium	C-28	Hanson Nature Park	→	SH 85 and Dale St	PAGE 7
Medium	C-29	Hanson Nature Park	←	Dale St and Columbine St	PAGE 7
Medium	C-30	Hanson Nature Park	←	SH 85 and Dale St	PAGE 7
Low	C-31	Fountain Mid	←	SH 85 and Alabama	PAGE 8
Medium	C-32	Aga Park	←	Alabama Ave and Race St	PAGE 8
Medium	C-33	Aga Park	→	Ohio Ave and Race St	PAGE 8
High	C-34	C of C and Museum Library	→ ←	Ohio and Main St	PAGE 8
High	C-35	Lorraine Community Ctr YMCA	→ →	Ohio and Ring St	PAGE 8
Medium	C-36	Aga Park	←	Ohio Ave and Race St	PAGE 8
High	C-37	C of C and Museum Library	→ ←	Ohio and Main St	PAGE 8
High	C-38	Lorraine Community Center YMCA	← ←	Ohio and Ring St	PAGE 8
Low	C-39	Post Office	↑	SH 85 and Illinois Ave	PAGE 8
Medium	C-40	Lindamood Park Shopping	→ →	SH 85 and Crest Dr	PAGE 7
Low	C-41	Lindamood Park	←	Crest Dr and Royalty Pl	PAGE 7
Low	C-42	Industrial Park	→	SH 85 and Charter Oak Ranch Rd	PAGE 7
Low	C-43	Ftn Ft Carson HS School Admin	← ←	West side of Jimmy Camp Rd	PAGE 7
Low	C-44	Ftn Ft Carson HS School Admin	→ →	East side of Jimmy Camp Rd	PAGE 7

Signage Matrix

Tertiary Directional Sign

Priority	Location	Sign Text	Direction	Intersection / Notes	
Low	C-45	Jordahl El	←	Jimmy Camp Rd and Hayloft Ln	PAGE 7
Low	C-46	Jordahl El	→	Jimmy Camp Rd and Hayloft Ln	PAGE 7
Low	C-47	Countryside Park	→	E side of Link Rd. Confirm need for arrow	PAGE 7
Low	C-48	Industrial Park	←	Old Puebo Rd and RMB Ct.	PAGE 7
Low	C-49	Industrial Park	→	Old Puebo Rd and RMB Ct.	PAGE 7
Low	C-50	Countryside Park	←	Jimmy Camp Rd and Link Rd	PAGE 7
Low	C-51	Countryside Park	←	Progress Dr and Broomfield Dr	PAGE 7
Low	C-52	Countryside Park	←	South side of Broomfield Dr	PAGE 7
Medium	C-53	Eagleside El	→	Link Rd and Squirrel Creek Rd	PAGE 7
Medium	C-54	Eagleside El	←	Squirrel Creek Rd and Rea Rd	PAGE 7
Medium	C-55	Eagleside El	←	Link Rd and Squirrel Creek Rd	PAGE 7
Medium	C-56	Eagleside El	→	Jimmy Camp Pd and Candlelight Rd	PAGE 7

Note: Add more signs per development needs

Signage Matrix

Priority	Location	Sign Text	Notes	
Low	★ D-1	Senior Center	Improve Existing Sign	PAGE 8
High	★ D-2	Aga Park	New park sign needed	PAGE 10
Low	★ D-3	Lorraine Community Center YMCA	Improve Existing Sign	PAGE 10
Low	★ D-4	Post Office	Improve Existing Sign	PAGE 10
Low	★ D-5	Chamber of Commerce Museum	Improve Existing Sign	PAGE 10
Low	★ D-6	City Hall	Improve Existing Sign	PAGE 10
Low	★ D-7	Library	Improve Existing Sign	PAGE 10
High	★ D-8	Historic Jail	No sign for jail currently exists	PAGE 10

Note: Add more signs per development needs

★ **Destination Sign**

Cost Estimate

CITY OF FOUNTAIN WAYFINDING COST ESTIMATES					Prepared by CCCD		8/27/2007
Item	**Description**	**Quantity**	**Unit**	**Low Cost**	**High Cost**	**Total Low**	**Total High**
PRIMARY ■							
Lumber	8x8x16 treated lumber	2	ea.	$110	$165	$220	$330
Concrete	80 lb bag (.67 cu ft per bag)	12	ea.	$5	$15	$60	$180
Laminated Signs (Plow)	Laminated Sign Bids	1	ea.	$1,164	$1,230	$1,164	$1,230
Laminated Signs (text)	Laminated Sign Bids	5	ea.	$418	$658	$2,090	$3,290
Labor	Total Hours of Labor to build & install	16	ea.	$25	$75	$400	$1,200
					Subtotals	$3,934	$6,230
					Design 15%	$590.10	$934.50
					Contingency 10%	$786.80	$1,246.00
					Primary Subtotal	$5,311	$8,411
SECONDARY ▲							
Lumber	6x6x12 treated lumber	2	ea.	$36	$54	$72	$108
Concrete	80 lb bag (.67 cu ft per bag)	4	ea.	$5	$15	$20	$60
Metal Anchors	Metal Post Anchors	2	ea.	$15	$45	$30	$90
Laminated Signs (Plow)	Laminated Sign Bids	1	ea.	$683	$1,312	$683	$1,312
Laminated Signs (text)	Laminated Sign Bids	6	ea.	$278	$438	$1,668	$2,628
Labor	Total Hours of Labor to build & install	8	ea.	$25	$75	$200	$600
					Subtotals	$2,673	$4,798
					Design 15%	$400.95	$719.70
					Contingency 10%	$534.60	$959.60
					Secondary Subtotal	$3,609	$6,477
TERTIARY / DESTINATION ● ★							
Lumber	4x4x12 treated lumber	1	ea.	$15	$23	$15	$23
Concrete	80 lb bag (.67 cu ft per bag)	2	ea.	$5	$15	$10	$30
Metal Anchors	Metal Post Anchors	1	ea.	$15	$45	$15	$45
Laminated Signs	Laminated Sign Bids	1	ea.	$559	$810	$559	$810
Labor	Total Hours of Labor to build & install	4	ea.	$25	$75	$100	$300
					Subtotals	$699	$1,208
					Design 15%	$104.85	$181.20
					Contingency 10%	$139.80	$241.60
					Tertiary / Destination Subtotal	$944	$1,631

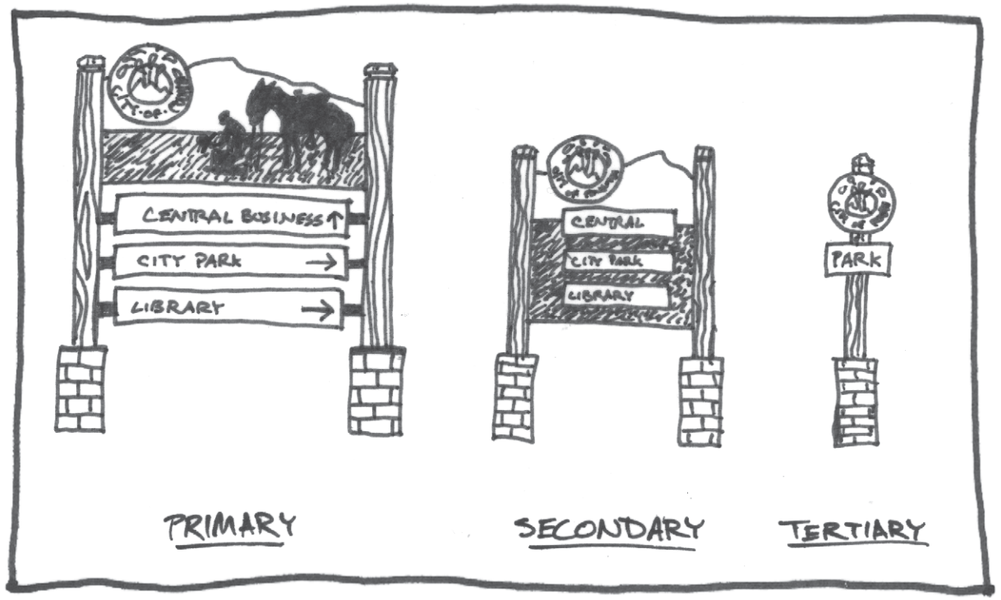
GRAND TOTALS							
Item	**Description**	**Quantity**	**Unit**	**Low Cost**	**High Cost**	**Total Low**	**Total High**
Primary Sign	Installed primary sign ■	7	ea.	$5,311	$8,411	$37,177	$58,877
Secondary Sign	Installed secondary sign ▲	20	ea.	$3,609	$6,477	$72,171	$129,546
Tertiary Sign	Installed tertiary sign ●	52	ea.	$944	$1,631	$49,070	$84,802
Destination Sign	Installed destination sign ★	8	ea.	$944	$1,631	$7,549	$13,046
					Grand Total	**$165,967**	**$286,271**

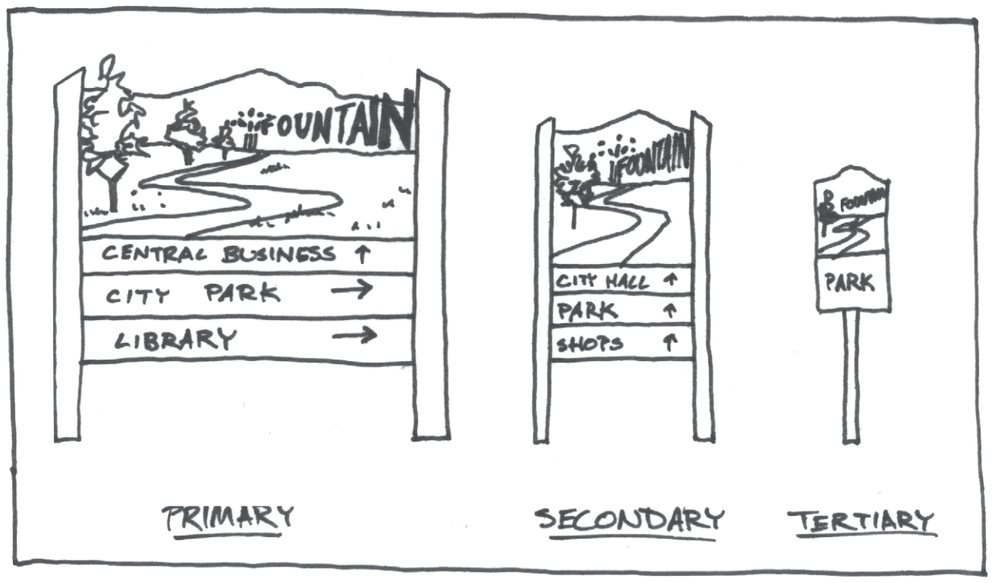
Cost Estimates: These are estimated costs for the Fountain way-finding signage conceptual master plan. The esimates are based on previous Colorado Center for Community Development (CCCD) estimates, phone quotes from various service providers and manufacturer bids from Fossil Inc. and Genesis Graphics. The calculations are based on the conceptual sign drawings and sign bids, and do not represent final construction costs. These estimates are intended merely as a tool to guide the development process, drawing attention to cost considerations, and providing an idea of the possible range of cost.

Appendix

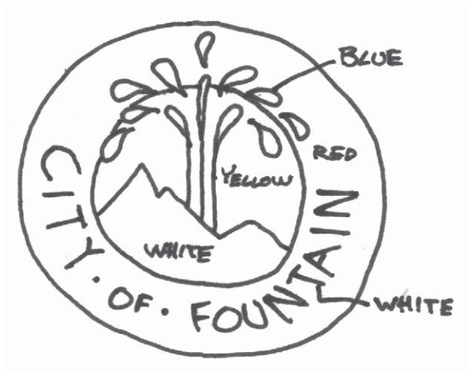
Initial Sketches	i
Community Involvement	ii-iii
Lettering Sample	iv
CDOT Break-Away Sign Requirements	v
Bidding & Sign Co. Info	vi - vii

Appendix



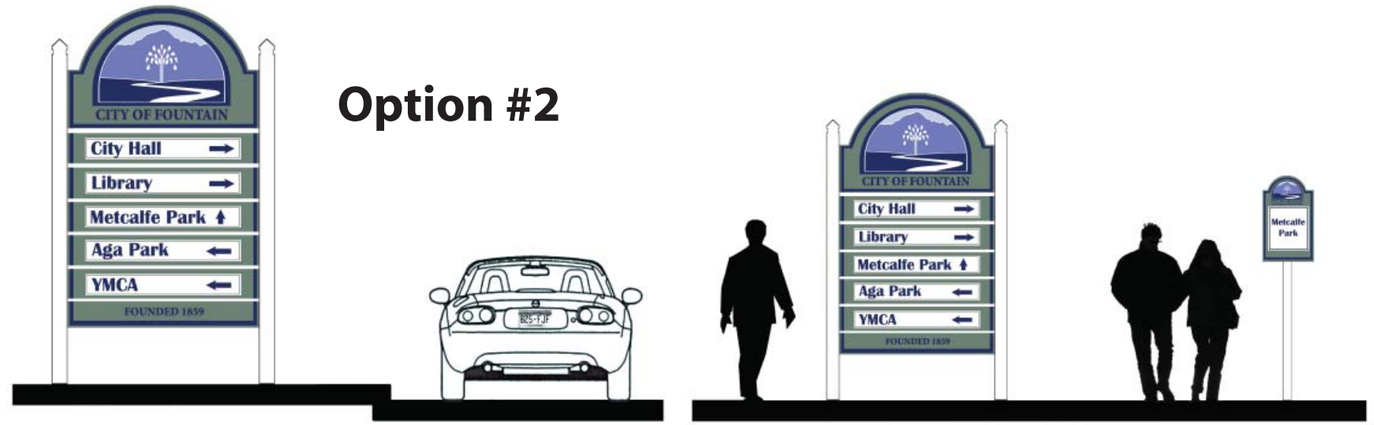


Initial Sketches & Precedents: To the left are the initial sketches that were drawn during the brainstorming phase of the Fountain way-finding signage project. The Fountain logos shown below were used to inform the final sign design.

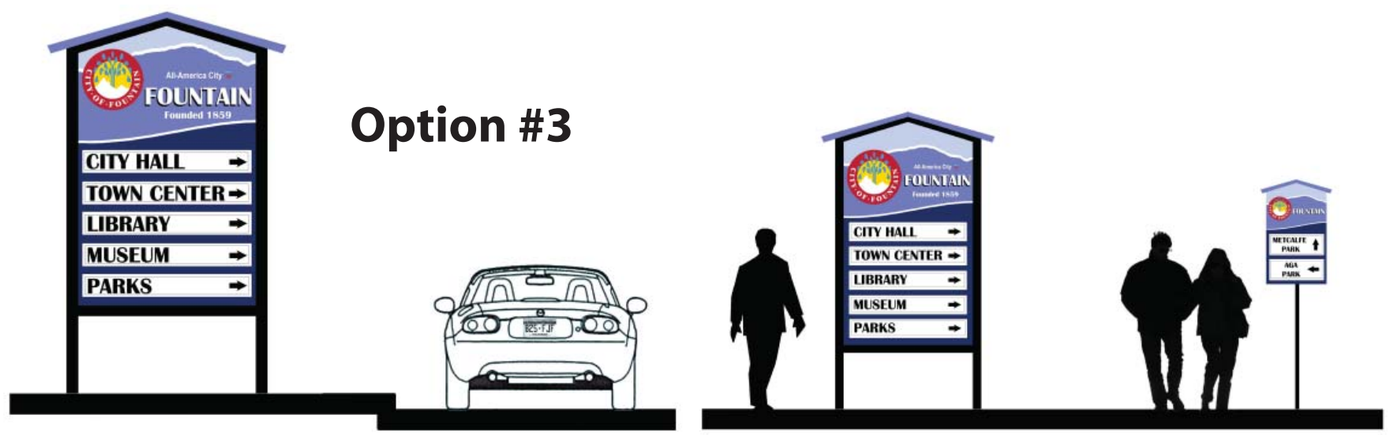


Appendix

Option #1



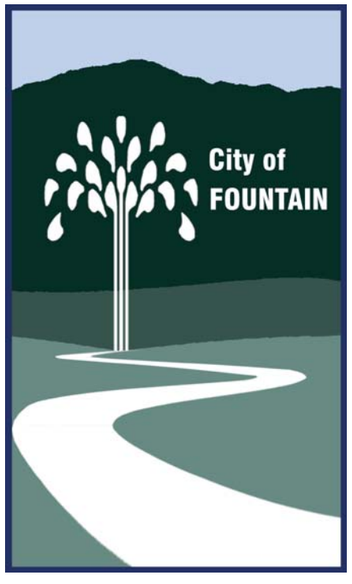
Option #2

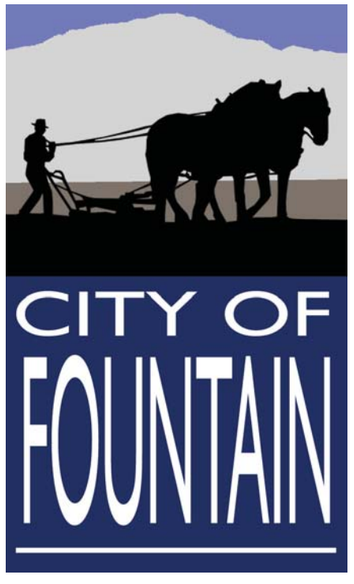


Option #3

Community Involvement: The final Fountain sign designs, shown in the main portion of this document, were developed after a series of meetings, discussions, drawings, and design development phases.

The drawings to the left are those sign designs that were presented and discussed at a community meeting in Fountain on July 26, 2007. They represent the initial design components that, through community feedback, evolved into the final sign design for Fountain.

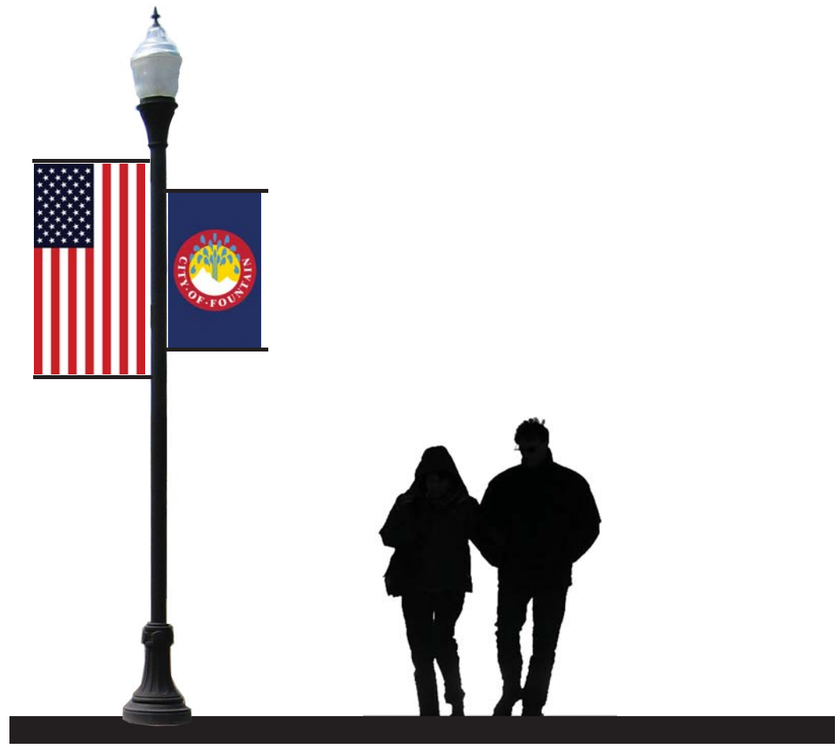




Appendix

Community Involvement: The final Fountain City Banner designs, shown in the main portion of this document, were developed after a series of meetings, discussions, drawings, and design development phases.

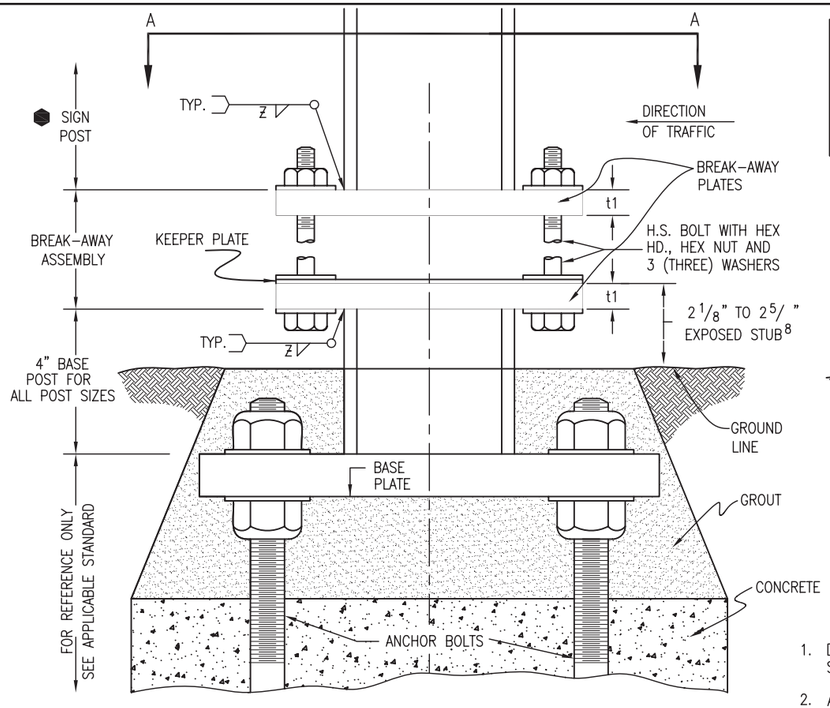
The drawings to the left are several of the conceptual banner designs that were presented and discussed at community meetings in Fountain. They represent design components that, through community feedback, evolved into the final banner design for Fountain.



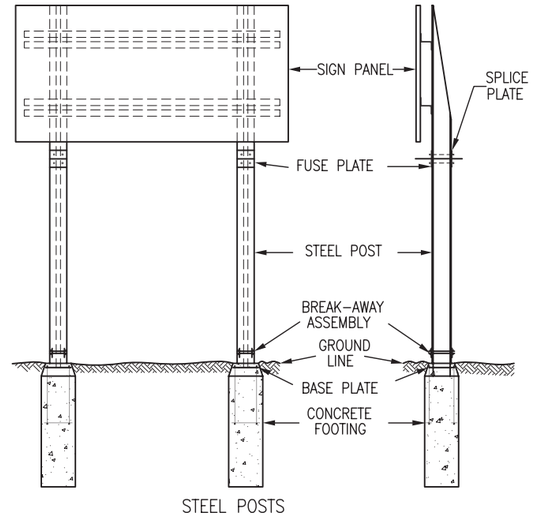
Appendix

Lettering Sample: The sample provided below represents the actual size of the directional lettering that is to be printed on the panels of the primary signs. The 6" Goudy Old Style font letters are in mixed caps.

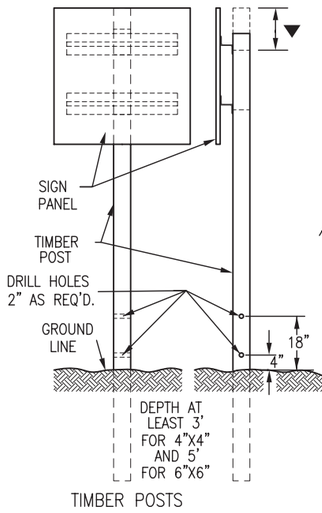
6" Goudy Old Style (mixed caps)



TYPICAL ELEVATION
STEEL POST ASSEMBLY

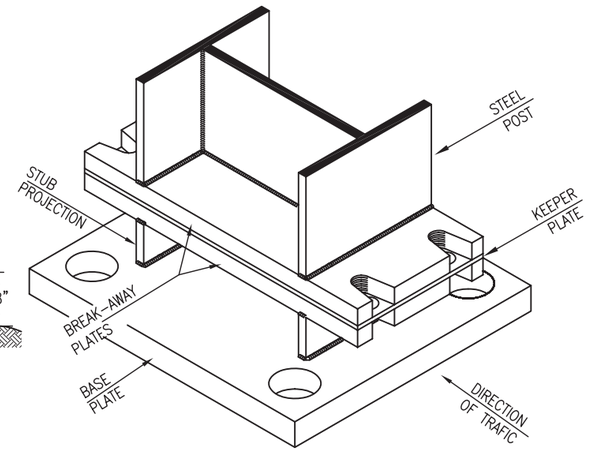


STEEL POSTS

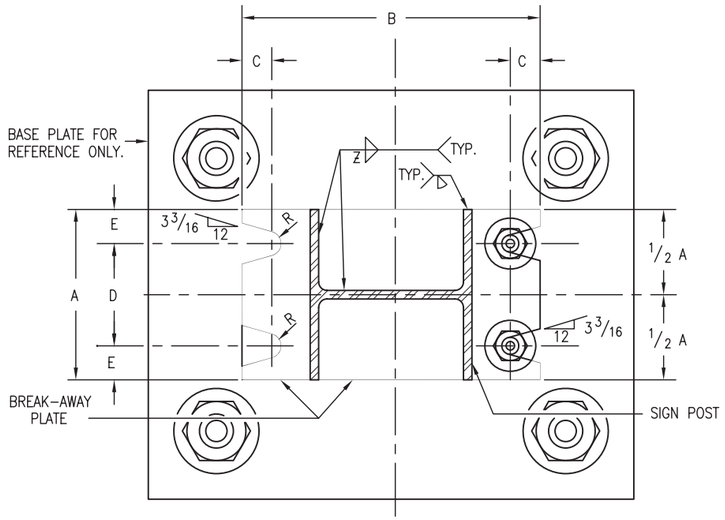


TIMBER POSTS

TYPICAL BREAK–AWAY SIGN SUPPORT INSTALLATIONS



TYPICAL PROJECTED VIEW
STEEL POST ASSEMBLY



SECTION A–A

GENERAL NOTES

1. DESIGN CONFORMS WITH AASHTO "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS".
2. ALL STRUCTURAL STEEL SHALL CONFORM TO AASHTO M270 (ASTM A709) GRADE 36 AND SECTIONS 509 AND 614 OF THE STANDARD SPECIFICATIONS.
3. STEEL FUSE PLATES AND SPLICE PLATES SHALL CONFORM TO AASHTO M270 (ASTM A709) GRADE 36.
4. ALL STRUCTURAL STEEL INCLUDING FUSE AND SPLICE PLATES SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123 AFTER FABRICATION. STEEL POSTS SHALL BE STAMPED WITH THEIR SIZE.
5. ALL HIGH STRENGHT BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM–A325. WASHERS USED IN THE BREAK–AWAY PLATE AND FUSE PLATE ASSEMBLIES SHALL BE OF SUFFICIENT STRENGTH TO PREVENT ANY DEFLECTION OR CUPPING INTO THE SLOTTED GROOVES UNDER BOLT TORQUING.
6. ALL BOLTS, NUTS, AND WASHERS SHALL BE GALVANIZED AS PER ASTM–A153 OR ASTM–A164.
7. ALL HOLES IN FUSE PLATE AND POST FLANGE ON WHICH IT MOUNTS, SHALL BE DRILLED. ALL OTHERS MAY BE DRILLED OR SUB–PUNCHED AND REAMED.
8. ALL STEEL CUTS SHALL PREFERABLY BE SAW CUTS; HOWEVER, FLAME CUTTING WILL BE PERMITTED PROVIDED ALL EDGES ARE GROUND. REMOVE ALL BURRS. METAL SHALL NOT PROJECT BEYOND THE PLANE OF THE PLATE FACE.
9. A "KEEPER PLATE" OF 28–GAGE GALVANIZED SHEET METAL, FABRICATED TO MATCH BREAK–AWAY PLATE DIMENSIONS BUT WITH HOLES RATHER THAN SLOTS, SHALL BE USED TO PREVENT BOLT LOOSENING DUE TO WIND VIBRATION.

BOLTING PROCEDURE FOR BREAK–AWAY PLATE ASSEMBLY

1. ASSEMBLE THE POST TO THE STUB WITH BOLTS, WITH ONE FLAT WASHER ON THE TOP OF THE UPPER BREAK–AWAY PLATE AND ONE BELOW THE LOWER BREAK–AWAY PLATE, AND ONE FLAT WASHER AND A KEEPER PLATE BETWEEN THE BREAK–AWAY PLATES.
2. TIGHTEN ALL BOLTS TO A "SNUG TIGHT" CONDITION WITH A 12 IN. TO 15 IN. WRENCH, TO BED THE WASHERS AND CLEAN THE BOLT THREADS. THEN LOOSEN EACH BOLT IN TURN, AND RETIGHTEN IN A SYSTEMATIC ORDER TO THE PRESCRIBED TORQUE (SEE BREAK–AWAY PLATE DATA TABLES).
3. BURR THREADS AT JUNCTION WITH NUT TO PREVENT NUT LOOSENING.

10. HIGH STRENGTH BOLTS IN THE BREAK–AWAY ASSEMBLY SHALL BE TIGHTENED ONLY TO THE TORQUE SHOWN IN THE TABLE. DO NOT OVERTIGHTEN.
11. TIMBER POSTS SHALL BE IN ACCORDANCE WITH SECTION 614 OF THE STANDARD SPECIFICATIONS AS TO SIZE, ALTERNATE SIZE, GRADE, SPECIES, TREAMENT, AND BREAK–AWAY.
12. FOR ALL BASE PLATE AND FOOTING WORK SEE STANDARD PLAN S–614–6.
13. FOR ADDITIONAL INFORMATION, REFER TO "TABULATION OF SIGNS" AND "CROSS SECTIONS FOR CLASS III SIGNS" INCLUDED IN THE PLANS.
14. TIMBER POST SHALL BE FLUSH WITH TOP OF SIGN PANEL FOR DIRECT MOUNT AND 3 3/16 IN. MINIMUM ABOVE BOLT FOR BACKING ZEE MOUNT.
15. IN NO CASE SHALL A BACKING ZEE BE PLACED BELOW THE FUSE PLATES.
16. SIGN POST PAY LENGTH IS FROM THE UPPER BREAK–AWAY PLATE TO THE TOP OF THE "COPE". THE 4–INCH "BASE POST" AND THE LOWER "BREAK–AWAY PLATE" ARE PAID FOR AS PART OF THE FOOTING. THE UPPER BREAK–AWAY PLATE" AND ALL NUTS, BOLTS, WASHERS AND KEEPER PLATE FOR FASTENING THE BREAK–AWAY PLATES ARE PAID FOR AS A PART OF THE POST.

BREAK–AWAY PLATE DATA TABLE

DIMENSION / POST SIZE	BOLT SIZE AND TORQUE	A	B	C	D	E	t1	WELD Z	R
W 12 X 26	3/4"ø X 3 3/4" 46 Ft. Lb.	6 1/2"	17"	7/8"	3 1/2"	1 1/2"	1"	5/16"	13/32"
W 10 X 26		5 3/4"	14 7/8"	7/8"	3 3/4"	1 1/4"	1"	5/16"	13/32"
W 10 X 22		5 3/4"	14 5/8"	7/8"	3 3/4"	1 1/4"	1"	5/16"	13/32"
W 8 X 21		5 1/4"	12 5/8"	7/8"	2 3/4"	1 1/4"	1"	5/16"	13/32"
W 8 X 18	5/8"ø X 3" 29 Ft. Lb.	5 1/4"	12"	3/4"	3"	1 1/8"	3/4"	1/4"	11/32"
W 6 X 15		6"	10"	3/4"	3 3/4"	1 1/8"	3/4"	1/4"	11/32"
W 6 X 12		5"	10"	3/4"	2 3/4"	1 1/8"	3/4"	1/4"	11/32"

Computer File Information	
Creation Date: 07–04–06	Initials: KCM
Last Modification Date: 07–04–06	Initials: JSW
Full Path:www.dot.state.co.us/DesignSupport/	
Drawing File Name: S–614–5 (1 of 2)	
CAD Ver.: MicroStation V8 Scale: Not to Scale	Units: English

Sheet Revisions	
Date:	Comments

Colorado Department of Transportation
4201 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757–9543
Fax: (303) 757–9820
Staff Traffic Branch KCM/JSW

BREAK-AWAY SIGN SUPPORT DETAILS FOR GROUND SIGNS

Issued By: Traffic Engineering Unit July 4, 2006

STANDARD PLAN NO.
S-614-5
Sheet No. 1 of 2

Fossil Industries, Inc. **QUOTE F29255**

44 Jefryn Boulevard
Deer Park, NY 11729
800-244-9809 631-254-9200
Fax: 631-254-4172
www.FOSSILinc.com

DATE: 8-21-07

PAGE: 1

To: Robert Weidmann
CCCD
Campus Box 128
Po Box 173364
Denver, CO 80217
Phone#: 303-556-6654 Fax#:

Account Executive: Jill Schneider
ID #: 60487.08

Tag Name: City of Fountain

Part Number	Qty	Description	Each	Ext
		Primary Signs		
E812-07-T	1	**City of Fountain -** 1/2" Exterior dHPL Graphic. 8-Color Enhanced Printing. Panel Size: 14" x 74" W 4 Threaded Inserts w/ Security Bolts.	418.00	418.00
E812-07-T	1	**Parks -** 1/2" Exterior dHPL Graphic. 8-Color Enhanced Printing. Panel Size: 14" H x 70" W 4 Threaded Inserts w/ Security Bolts.	418.00	418.00
E812-07-T	1	**City Services** - 1/2" Exterior dHPL Graphic. 8-Color Enhanced Printing. Panel Size: 14" H x 70" W 4 Threaded Inserts w/ Security Bolts.	418.00	418.00
E812-07-T	1	**Shops & Dining -** 1/2" Exterior dHPL Graphic. 8-Color Enhanced Printing. Panel Size: 14" H x 70" W 4 Threaded Inserts w/ Security Bolts.	418.00	418.00
E812-07-T	1	**Historic Downtown** - 1/2" Exterior dHPL Graphic. 8-Color Enhanced Printing. Panel Size: 14" H x 70" W 4 Threaded Inserts w/ Security Bolts.	418.00	418.00
E812-21-TP	1	**Plow Graphic -** 1/2" Exterior dHPL Graphic. 8-Color Enhanced Printing. Panel Size: 40.0571 H " x 74" W 8 Threaded Inserts w/ Security Bolts. Custom Shape.	1,230.00	1,230.00
99810	1	8" x 10" Laminate Sample for Image Resolution and Color Matching. *Client to provide sample file to specify area to be sampled.	40.00	40.00
		Secondary Signs		
E812-04-T		**City of Fountain** - 1/2" Exterior dHPL Graphic. 8-Color Enhanced Printing. Panel Size: 10.5" H x 55.5" W 4 Threaded Inserts w/ Security Bolts.	278.00	0.00
E812-04-T		**Model Homes -** 1/2" Exterior dHPL Graphic. 8-Color Enhanced Printing. Panel Size: 10.5" H x 51.5" W 4 Threaded Inserts w/ Security Bolts.	278.00	0.00
E812-04-T		**Metcalfe Park -** 1/2" Exterior dHPL Graphic. 8-Color Enhanced Printing. Panel Size: 10.5" H x 51.5" W 4 Threaded Inserts w/ Security Bolts.	278.00	0.00
E812-04-T		**City Hall -** 1/2" Exterior dHPL Graphic. 8-Color Enhanced Printing. Panel Size: 10.5" H x 51.5" W 4 Threaded Inserts w/ Security Bolts.	278.00	0.00
E812-04-T		**Post Offfice -** 1/2" Exterior dHPL Graphic. 8-Color Enhanced Printing. Panel Size: 10.5" H x 51.5" W 4 Threaded Inserts w/ Security Bolts.	278.00	0.00
E812-04-T		**Historic Downtown -** 1/2" Exterior dHPL Graphic. 8-Color Enhanced Printing. Panel Size: 10.5" H x 51.5" W 4 Threaded Inserts w/ Security Bolts.	278.00	0.00

Appendix

Bidding & Sign Company Info: Two bids were recieved from Fossil Industries and Genesis Graphics for the production of only the high pressure laminated portions of the signs, not the entire signs themselves. The bid form on the left was recieved on March 7, 2007 by Fossil Industries, Inc. Fossil signs are guaranteed to stay beautiful for 20 years. Fossil uses extreme heat and pressure to fuse a digital image between layers of themosetting resins to form a true composite graphic panel that will withstand weathering. Company contact information is listed below.

*Fossil Industries Inc. 44 Jefryn Boulevard Deer Park, NY 11729
phone: 1-800-244-9809, 631-254-9200, fax: 631-254-4172
Contact: Jill Schneider

Part Number	Qty	Description	Each	Ext
E812-11-TP		**Plow Graphic** - 1/2" Exterior dHPL Graphic. 8-Color Enhanced Printing. Panel Size: 29.4755" H x 55.5" W 6 Threaded Inserts w/ Security Bolts. Custom Shape.	683.00	0.00
		Tertiary Signs		
E812-09-TP		1/2" Exterior dHPL Graphic. 8-Color Enhanced Printing. Panel Size: 47.5" H x 27" W Custom Shape. 4 Threaded Inserts w/ Security Bolts.	559.00	0.00

Subtotal: $3,360.00

Digital files must be produced to specifications listed at www.FOSSILinc.com

Layout Proofs are provided at no additional charge.

Standard edge treatments are included at no additional charge.

Shipping charges include packing and handling for Primary Signage Only.
Important: Shipping charges are estimates based on the destination being within 1 hour of a major airport, a non-residence that has a forklift if necessary. If not, please advise us and we will re-quote your estimate.

Quote good for 90 days.

Subtotal:	3,360.00
Shipping:	640.00
0 %Tax:	0.00
TOTAL:	$4,000.00

TERMS: 60% Deposit / Balance Net 10 After Delivery

Lead Time: 30 business days from art approval to shipment. Subject to scope and nature of project.

Genesis graphics inc.

8/24/07

commercial screen printing / digital imaging • 1823 7th avenue north • escanaba. mi • 49829

Phone: 800-659-7734
Fax: 906-786-0614

To: Robert W., Colorado Center for Community Development
From: Mike
Re: quotation on Exterior HPL signs (20 yr. warranty)
Message: Hi Robert - Pricing is based on what was submitted to us on your pdf's, once you determine your overall quantity (which we assume is more than shown) we would follow up with firm pricing and shipping fees. A rough shipping guesstimate of what is shown below for quantities would probably run around $900.00 Our recommendation for your customers preference for a "wood-like" appearance would simply be to graphically design your signs with a wood grain. If you would like our design services feel free to contact us with your further specifications. Our fee is $45.00 per hour, we can provide references and a portfolio of our artwork if you are interested

Item 1 - Primary sign
Qty: 5 @ $657.40 ($3,287.00)
Size: 14" X 70" X 1/2" Ext. HPL
Finish: 4 Stainless Steel threaded inserts & security bolts

** Threaded inserts on the back side of 1/2" thick signs is our standard finishing. Let me know what length you would need your security bolt.

Qty: 1 @ $1,164.00
Size: 36" X 70" X 1/2" Ext. HPL
Finish: Contour cut/6 Stainless Steel threaded inserts & security bolts

Item 2 - Secondary signs
Qty: 6 @ $437.67 ($2,626.02)
Size: 10.50" X 55.50" X 1/2" Ext. HPL
Finish: 4 Stainless Steel threaded inserts & security bolts

Qty: 1 @ $1,312.00
Size: 36" X 55.50" X 1/2" Ext. HPL
Finish: Contour cut/6 Stainless Steel threaded inserts & security bolts

Item 3 - Tertiary signs
Qty: One @ $810.00
Size: 27" X 44.50" X 1/2" Ext. HPL
Finish: Contour cut/4 Stainless Steel threaded inserts & security bolts

Electronic file prep: $10.00 each file
We can accept Adobe Illustrator 9 (or lesser version), Corel Draw 8 or 11 and Photoshop 6 and Photoshop CS. Please leave in layers. We must receive a hard copy of each file in order to review and prepare your DF's for sign production. Photos must have a resolution of 150 dpi at its final output size to assure you of a clear representation. Fonts must be converted to "curves" or "outlines". Please call us at the above numbers or reply via email if you would like further information.

Thank you for the opportunity to provide you with this bid. If I can assist you further please let me know.

Regards, Joan Ball

Appendix

Bidding & Sign Company Info: The bid form on the left was recieved on April 12, 2007 by Genesis Graphics, inc. Much like Fossil, Genesis also produces a type of high pressure laminated panel which is very durable. Company contact information is listed below.

*Genesis Graphics
1823 7th Avenue North
Escanaba, MI 49829
phone: 1-800-659-7734
Contact: Mike Olson