

# PUEBLO

## *HISTORIC EAST SIDE INITIATIVE*

May 4, 2012 ENVD Program University of Colorado, Boulder







## THE EAST SIDE NEIGHBORHOOD INITIATIVE PROJECT BACKGROUND

The University of Colorado - Boulder; College of Environmental Design (ENVD) was contacted by representatives of the City of Pueblo regarding the possibility of the school providing technical assistance relevant to planning for the East Side Neighborhood.

Over the past decade, the City of Pueblo has been heavily engaged with the preservation, stabilization and enhancement of the East Side Neighborhood. The neighborhood is generally bounded by Highway 50 (to the north), Fountain Creek (western edge) and the Arkansas River (after its confluence with Fountain Creek to the south). These endeavors have involved multiple city departments and divisions, including but not limited to the City Manager's Office (Community Services), Planning and Community Development, Parks and Recreation and Public Works along with key authorities including the Housing Authority of the City of Pueblo and the Urban Renewal Authority of Pueblo (hereafter, these entities will be referred to as the "advisory team"). Through the efforts of the advisory team, a series of planning and capital investment projects have been completed in this core neighborhood. A partial list of the recent endeavors include:

- East Side Neighborhood Plan
- A Place Set Apart: The History and Architecture of Pueblo's East Side Neighborhood
- Pueblo's Historic East Side Greenway Master Plan

Also, segments of the neighborhood located along Fountain Creek have been included in a series of recommended capital improvement projects for the "South Project Area" as contained in the 2011 River Corridor Initiative's Fountain Creek Corridor Recreation & Open Space Projects (referred to hereafter as the "Crown Jewel Project"). The entities involved in the Crown Jewel Project (including the City of Pueblo) have recently submitted a grant application to the Great Outdoors Colorado (GOCO).

In early meetings with city representatives, the Praxis faculty discussed realistic outcomes and deliverables. Given the extent of efforts associated with Fountain Creek, it was determined that the studio would place its focus on reinvestment strategies for that area adjacent to Fountain Creek and within the East Side Urban Renewal Authority boundaries.



*The Praxis Studio's assessment of the East Side Neighborhood took place at several levels. In the photo left, the Studio met with city staff and neighborhood stakeholders several times in Pueblo. The Studio also conducted field investigations (photo center). Working with base materials provided by city staff and field observations, work was conducted at the University of Colorado - Boulder College of Environmental Design (photo right).*

## Credits & Acknowledgements

The East Side Neighborhood Initiative was prepared for the City of Pueblo as a part of the University of Colorado - Boulder's outreach mission. This work involved the Spring 2012 Praxis Studio of the College of Environmental Design (ENVD). The University of Colorado, College of Environmental Design, its faculty and students wish to **Thank** the City of Pueblo for placing its trust in the school to prepare this important document. Thank you to the following:

### City of Pueblo City Council:

Judy Weaver; District 1 Representative  
 Eva Montoya; District 2 Representative  
 Leroy Garcia; District 3 Representative  
 Sandy Daff; District 4 Representative  
 Steve Nawrocki; Representative at Large (Vice President)  
 Chris Kaufman; Representative at Large (President)  
 Chris Nicoll; Representative at Large

### City Staff and Agencies

Jerry Pacheco; City Manager and Director of Planning and Community Development  
 Beritt Odom; Senior Planner  
 Ada Clark; Director of Housing & Citizen Services  
 Scott Hobson; Assistant City Manager For Community Investment  
 Bryan Gallagher; Housing & Community Development Coordinator  
 Gary Trujillo; Pueblo Housing Authority & Pueblo Urban Renewal Authority  
 Creighton Wright, Director of Parks and Recreation

### Stakeholders

A very special thanks to the many members of the East Side Task Force for their contributions to this document and their continued support of their historic neighborhood.

### University of Colorado - Boulder 3300 Praxis Studio

The Historic East Side Initiative was prepared by the 3300 210/211 Studio/3300 200 Seminar Spring 2012 class.

### Faculty

3300 210/211 Studio Allen Harlow; Associate Dean  
 3300 200 Seminar Ray Kramer; Assistant Professor Adjunct

### Students:

<b>Wes Donald Allingham;</b> Civic	<b>Thomas Roger Magnuson;</b> Commercial
<b>Ryan Joon Jae Choi;</b> Parks & Greenways	<b>Chelsea Marie Stomberg;</b> Circulation & Conveyance
<b>Nikita Hemal Jhaveri;</b> Housing	<b>Griffin Eugene Triplett;</b> Parks & Recreation
<b>Jordan William Lockner;</b> Housing	



### CONTEXT

The Historic East Side Initiative places its focus on the western portion of the East Side neighborhood. More specifically, the plan's Study Area is that of the East Side Urban Renewal Authority Area. The areas to the west of Fountain Creek, including "Goat Hill" were excluded after consultation with city staff. At the same time, the studio's assessments conducted during the initial phases of this work took into account a larger context including affinities, linkages and interface with the downtown to the west and the remainder of the neighborhood to the east.



*The East Side Urban Renewal Authority Area*

*View of Goat Hill looking west from East Side Neighborhood*

*The East Side Neighborhood assessed in context of the downtown*

### PROCESS, APPROACH & METHODOLOGY

The Praxis Studio and Seminar faculty met with city staff prior to initiation of the Spring 2012 Semester. This advance work helped to better define the purpose of the College's community outreach and capabilities of the Studio vis-a-vis the city's technical assistance needs. Once realistic outcomes and deliverables were established, city staff assisted the faculty in assembling base data and other materials. The East Side Praxis Studio/Seminar began classes on the University of Colorado -Boulder campus on January 17, 2012 (indicated as **WK 1** within the Project Schedule provided on next page which also summarizes the 16 week project duration). In the first week of classes, students were introduced to the East Side Initiative, its purpose, goals and objectives. Supported by the seminar and its urban design emphasis, the students examined strategies for developing an assessment of the neighborhood in context to the rest of the community. Incorporating materials provided by city staff, the faculty and students organized themselves for their first site reconnaissance. Hosted by the City of Pueblo, the faculty and students conducted field surveys on Friday, Jan. 27th and again on Saturday, Jan. 28th. As a part of the site visit, the faculty and students met several times with key city staff and neighborhood representatives during the initial field visit. During the field investigations, the area was thoroughly photo documented and systematically recorded urban reconnaissance techniques.

Over the next two weeks, the students organized their field work into a series of observations. On February 10th, the students returned to Pueblo and presented a Summary of Findings to city staff and community representatives. As a part of the trip, the class also conducted a follow up site visit in the East Side Neighborhood supplementing their earlier findings and observations.





**Process, Approach & Methodology;** continued

Again, the students brought back to campus the input provided during their presentation and supplemental field documentation. Incorporating their analytical materials, the students moved into preliminary evaluations and initial concepts. On March 2nd, the class presented their initial concepts to city staff at the University of Colorado - Colorado Springs campus. Again, staff provided input and the students returned to campus to incorporate their refinements. On March 23rd, the class presented their conceptual recommendations for reinvestment in the East Side to a panel of professional experts. This panel was comprised of professionals with demonstrated background in successful redevelopment projects and included:

- **Mr. Matthew Robenalt** - Executive Director Fort Collins Downtown Development Authority
- **Mr. Todd Mead** - Partner; Civitas
- **Mr. Jv de Sousa** - Partner; Workshop 8
- **Ms. Jann Oldham** - Partner; community by design
- **Mr. Fong Lee** - Studio 414

The student's work was well received by the panel, but several major adjustments were recommended. The students took semester break and returned with the challenge of implementing the refinements advised by the panelists into their concepts. On Friday, April 13th, city representatives attended a presentation of the refined concepts at the University of Colorado - Boulder. Again, with input from the city staff, the students revised their work into a final series of recommendations. On Friday, April 27th, the students presented their final recommendations at the Pueblo Downtown Library with approximately forty people in attendance. Once presented, the students returned to campus for the final week of class which included a last series of refinements and final formatting of this document.

**PROJECT SCHEDULE**

WK 1	1/17-1/20	Intro. / Orientation
WK 2	1/23-1/27	History / Background/Reconnaissance*
WK 3	1/30-2/03	Data / Research
WK 4	2/06-2/10	Analysis / Interpretation
WK 5	2/13-2/17	Coordination with Studio Design Activities
WK 6	2/20-2/24	Coordination with Studio Design Activities
WK 7	2/27-3/02	Analysis and Evaluation of Initial Concepts
WK 8	3/05-3/09	Coordination with Studio Design Activities
WK 9	3/12-3/16	Evaluation of Design / Documentation
WK 10	3/19-3/23	<b>CONCEPTUAL PRES.</b>
WK 11	3/26-3/30	<b>SPRING BREAK</b>
WK 12	4/02-4/06	Refinement / Evaluation of Development of Concepts
WK 13	4/09-4/13	<b>DEVELOPMENT PRES.</b>
WK 14	4/16-4/20	Refinement of Development Concepts
WK 15	4/23-4/27	<b>DEVELOPMENT PRES.</b>
WK 16	4/30-5/04	<b>FINAL / DOCUMENTATION</b>

*The schedule to the left represents the 16 week duration of the 3300 210/211 Studio/3300 200 Seminar Spring 2012*



**HISTORICAL PRECEDENCE**

*Located in the southern portion of the Historic East Side is Fowler's Lookout (image above left). Jacob Fowler is credited as the first European Settler to encamp at the mouth of Fountain Creek and the Arkansas River. From this early settlement, many others would follow and Pueblo would be governed by a series of entities as represented by the five flags that are emblazoned in the City's seal (image above right). Pueblo is rightfully proud of its heritage, including its periods prior to European settlement. With full respect for its proud heritage, the Praxis Studio has incorporated historical precedence and representations throughout this project.*

**ORGANIZATION OF THIS DOCUMENT**

The Praxis class fully understood that this document must be "User Friendly." To this end, the document has been organized into a series of core planning topic areas including:

- SECTION 1:** Parks and Greenways
- SECTION 2:** Circulation and Conveyance
- SECTION 3:** Commercial
- SECTION 4:** Civic
- SECTION 5:** Housing

At the beginning of each section, a purpose statement, set of guiding principles and priority recommendations provide an introduction to each of the issues discussed within the section and the proposed recommendations.



## EXECUTIVE SUMMARY

The University of Colorado - Boulder; College of Environmental Design (ENVD) was contacted by representatives of the City of Pueblo regarding the possibility of the school providing technical assistance related to planning for the East Side Neighborhood.

Over the past decade, the City of Pueblo has been heavily engaged with the preservation, stabilization and enhancement of the East Side Neighborhood. A partial list of the recent endeavors include:

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### T H E E A S T S I D E G A T E W A Y

*Incorporating an approach that builds upon the recommendations of the Fountain Creek Master Plan and “leveraging” potential Fountain Creek funding (if awarded), the East Side Initiative is a summary of recommendations for catalyst projects within the East Side Urban Renewal boundary. This plan’s recommendations reflect staff’s stated goals for “shovel ready” projects that will enhance the neighborhood’s “Quality of Life.” One of these, the East Side Gateway (as represented above) is not a monument but would be established through a series of projects that establish a new portal that is built upon the neighborhood’s rich traditions.*

After initial consultation between city staff and Praxis Faculty, it was determined that the best use of the students capabilities and consistent with the Greenways Master Plan and the recent grant application to the Great Outdoors Colorado (GOCO) for Fountain Creek, a focus was placed upon redevelopment strategies within the East Side Urban Renewal Authority boundaries. Over the next sixteen weeks, the class conducted several in the field site investigations and reported their observations and recommendations in a series of presentations to city staff and community representatives.

The student’s initial presentations included a review by a panel of professional experts who provided several major adjustments to the work of the class. Following incorporation of the refinements and a preliminary presentation to core city staff, the students presented their final recommendations on Friday, April 27th at the Pueblo Downtown Pueblo. The recommendations have employed a basic tenet of having “shovel ready” proposals that could build upon the Fountain Creek master plan, particularly if funding is awarded. The recommended projects also envision public - private partnerships and outreach to foundations and other community investment groups.

### PROPOSED PROJECTS

The projects recommended in this document and included in the Master Plan located opposite page:

Upper East Side (located between 4th St. District & 8th St.)

- ★ Erie Reconfiguration
- ★ 4th & 8th St. Gateways
- ★ Scoops and Bowls
- ★ El Centro Plaza
- ★ East Side Rocks
- ★ The Pavilions
- ★ Beach Side
- ★ North Wing Addition - El Centro
- ★ Pedestrian Linkage on 4<sup>th</sup> Street Bridge
- ★ East Side Market
- ★ 4th St. Streetscape Improvements
- ★ 4th and Hudson Demonstration Project

Lower East Side and Fountain Creek (located south of 4th St. District and along Fountain Creek)

- ★ Fowler’s Landing:
  - Property Acquisition
  - Relocation Program
  - Fowler’s Landing Redevelopment
- ★ Fowler’s Loop
  - Active Living Workout Spaces
  - Signage
- ★ Plaza Verde Enhancement
- ★ Large Recreational Fields



The East Side Initiative Master Plan





## INTRODUCTION

The East Side has always been defined by its frontage along Fountain Creek and its projecting bluffs. Originally perceived as impediments, the East Side's riparian edge and landforms provide key opportunities for enhancing the area's Quality of Life. Energizing the ecological state of Fountain Creek will act as the starting point to the development of healthy and active lifestyle. Ample land is offered by the existing recreational system, but its underdevelopment and disconnection to the community diminishes its identify. Revitalizing the open space throughout the Study Area will attract people into the neighborhood and improve the lives of the community members.

## PRINCIPLES

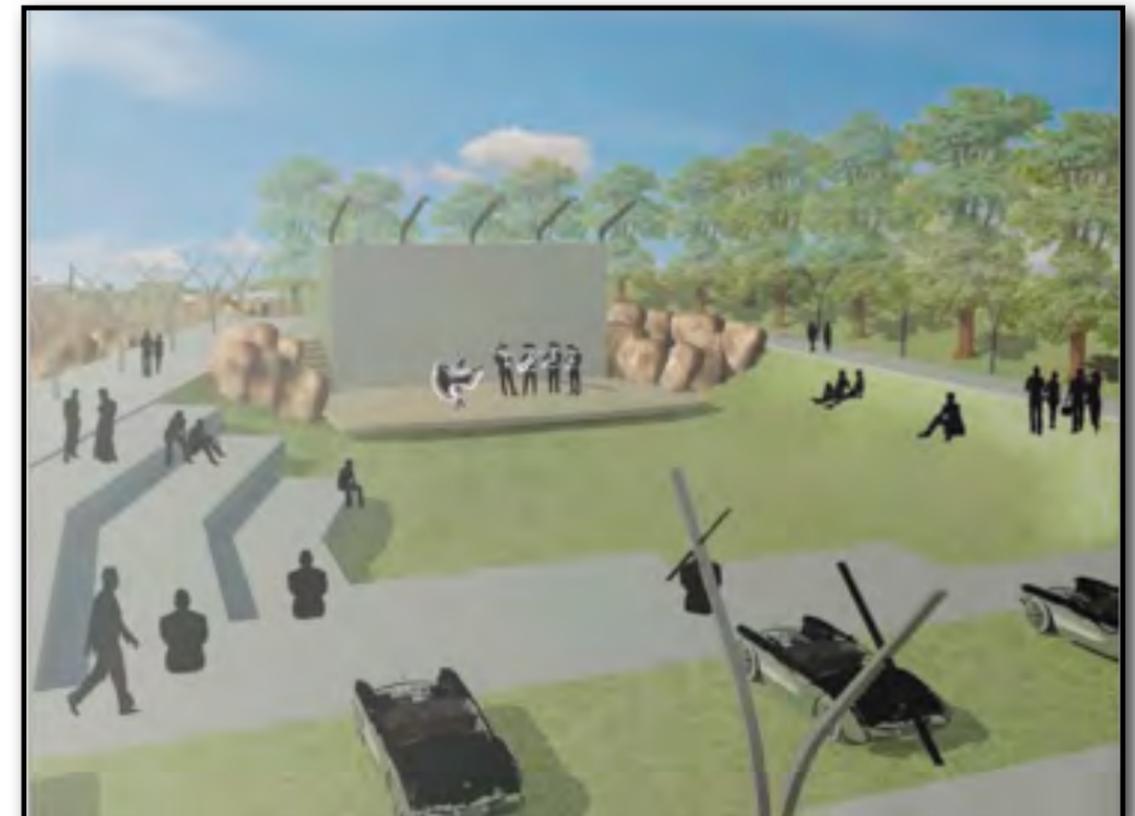
The recommendations contained within this section are guided by the following principles:

- Extension of the Public Realm
- Environmental Improvements
- Active Living
- Signature Event Spaces
- Safety
- Communal Growth
- Enhancement of East Side Character & Image
- Connectivity

## PRIORITY PROJECTS:

The recommended projects with this section include:

- 4th and 8th St. Gateways
- Scoop and Bowls Skate Park
- Signature Event Spaces (East Side Rocks, etc.)
- Beach Side
- Large Recreational Fields
- Active Living Workout Spaces
- Pedestrian Linkage on 4<sup>th</sup> Street Bridge



*The East Side Rocks is one recommendation of this section for anchoring the East Side El Centro area.*



The diagram above indicates that the issues associated with Parks and Greenways have been considered in two primary zones. **Zone 1** places a focus on the area along Fountain Creek and located between 4th and 8th St. **Zone 2** places a focus on the area along Fountain Creek and south of 4th St. The diagram also reinforces the goal of extending the "Public Realm" east, north and south into the overall neighborhood.

The diagram above summarizes the attributes that have been assigned to these considerations. Guided by the principles and priorities of the neighborhood the design of the greenways space should reflect these outcomes.

## Natural/ Creek

- improve health and condition
- softening edge
- trails
- scenic viewpoint
- keep wild/natural
- environmental education

FEATURES

- adequate trail system
- viewpoint
- platforms

ACTIVITIES

- hiking
- biking
- seating
- passive uses
- views
- education (youth)

## Active

- water features/ fountains
- playground
- skatepark

- water features
- playground
- skatepark
- basketball

- children playing
- skating
- sports

## Passive

- large lawn
- creek edge
- picnic areas
- seating area

- open lawn
- benches/tables
- seating area (creekside)
- shady oasis

- children playing
- picnic
- festivities
- programmed leagues (sports)

## Youth/ Education

- afterschool programs
- environmental education

- natural environment
- el centro
- playground features

- children playing
- afterschool programs
- educational assistance
- parental comfort

## Festival

- large festival area
- weekly festival areas

- paved plazas
- shelter/ pavilion
- amphitheatre
- farmers market street
- gazebo

- farmers market
- large festivities
- passive uses

Exposure to Nature

Safety

Communal Growth

Image

Quality Control

Connection/ Accessibility

Environmental Control

The diagram above illustrates the necessary objectives behind the design of the greenways. These objectives were set by preliminary site visits and input from the community.

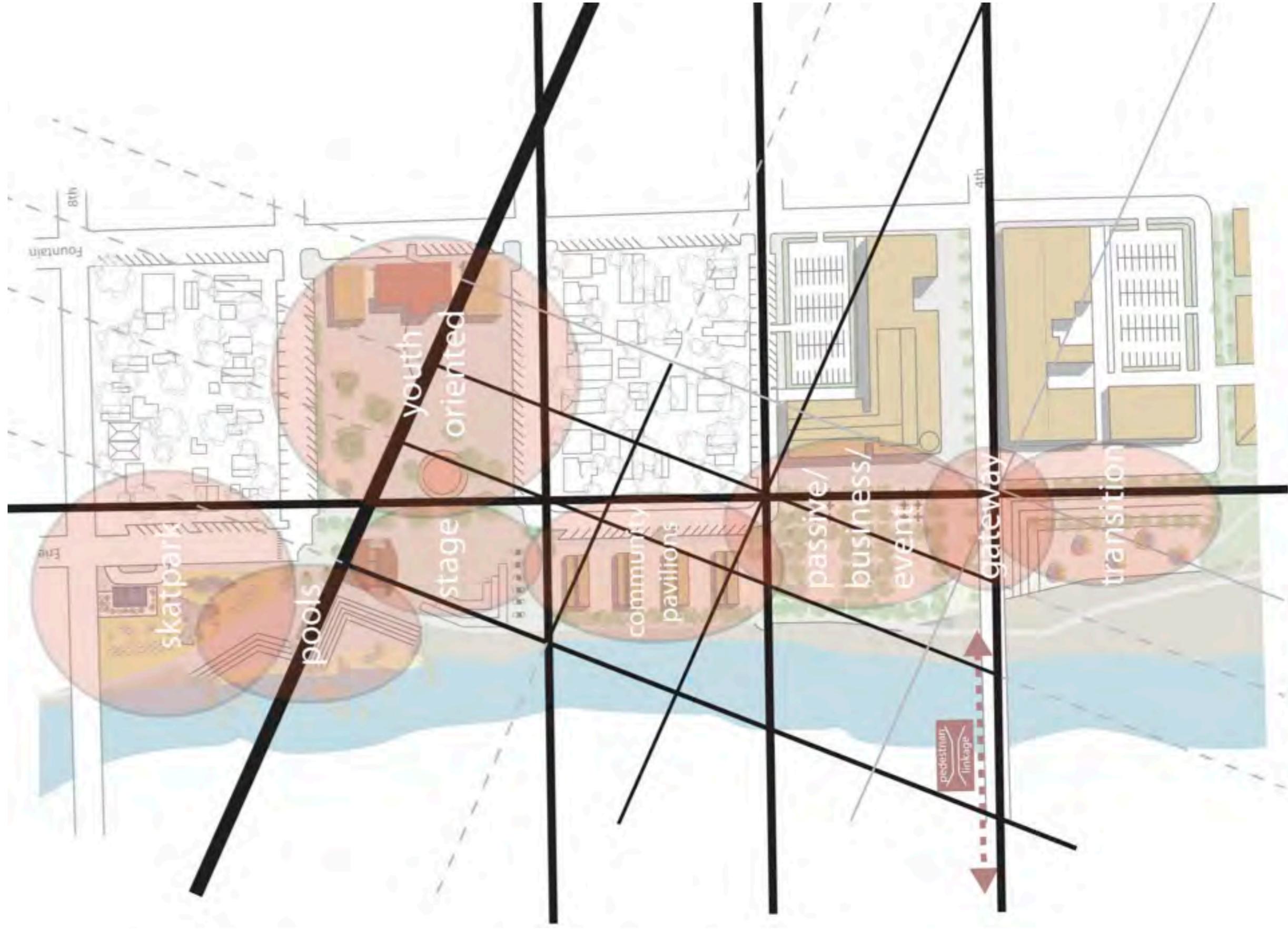




**PARKS & GREENWAYS MASTER PLAN**

The master plan shows the linear orientation of the greenways as it relates to Fountain Creek. Certain Spaces along the greenway accommodate the housing, civic, and business sector.





The diagram above represents the framework for establishing a datum for all developments between 4<sup>th</sup> and 8<sup>th</sup> street. The overlaying grid is more prominent in the north and less influential through the south.



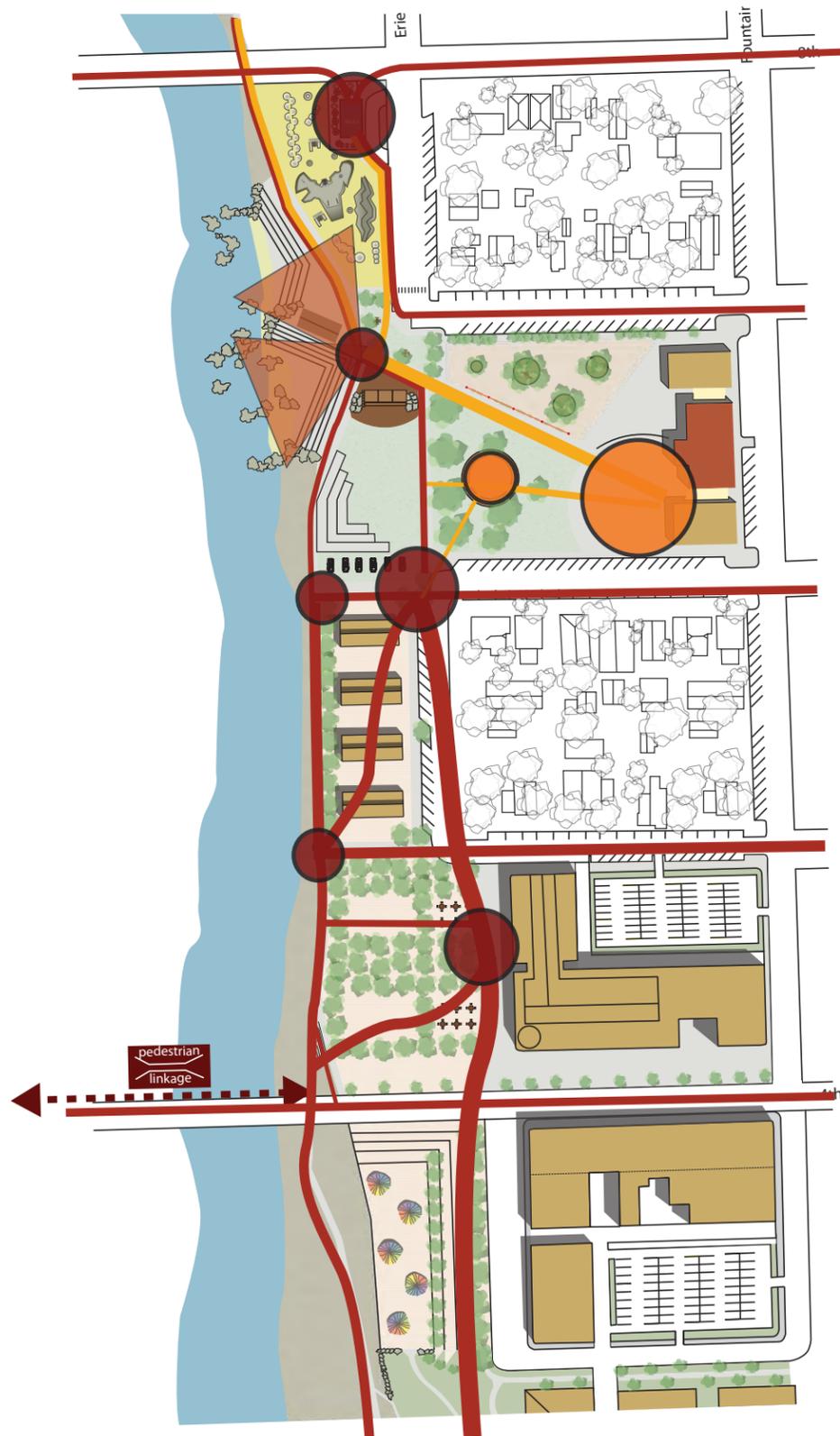
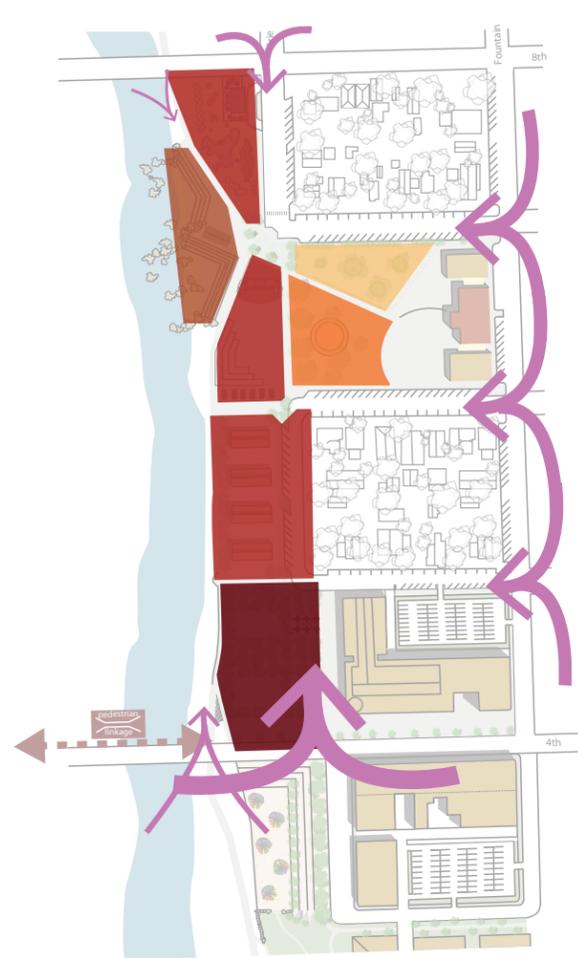
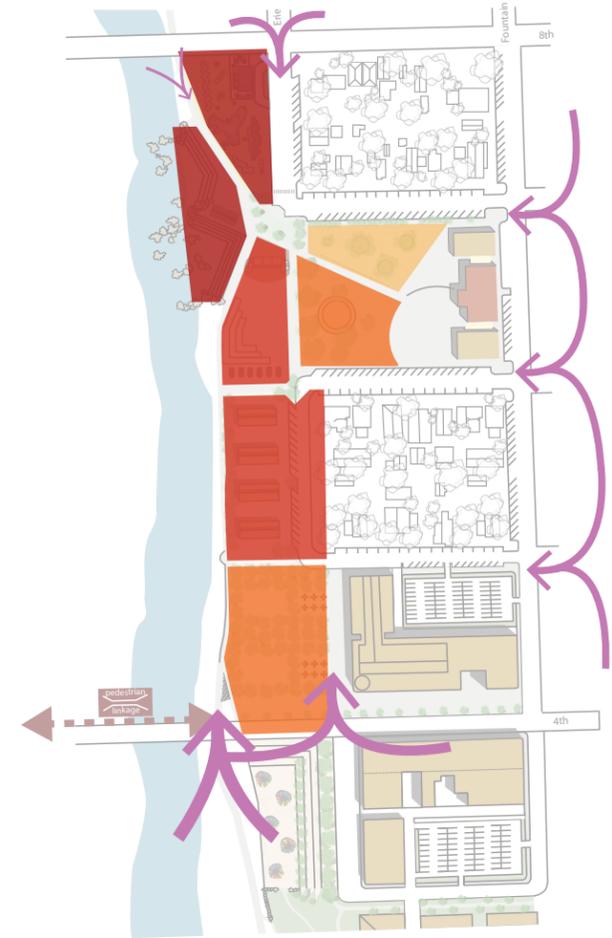


Diagram 1: Movement

intensity of uses +



Festival/ Large Event



Passive/ Unprogrammed

Diagram 2: Intensity of Uses

The diagrams on this page represent planning concepts often employed in the design of civic and festival spaces. **Diagram No.1; Movement**, illustrates the paths, edges, nodes and connections associated with the proposed movements through these area. **Diagram No. 2: Intensity** represents magnitudes of active and passive uses as presented.

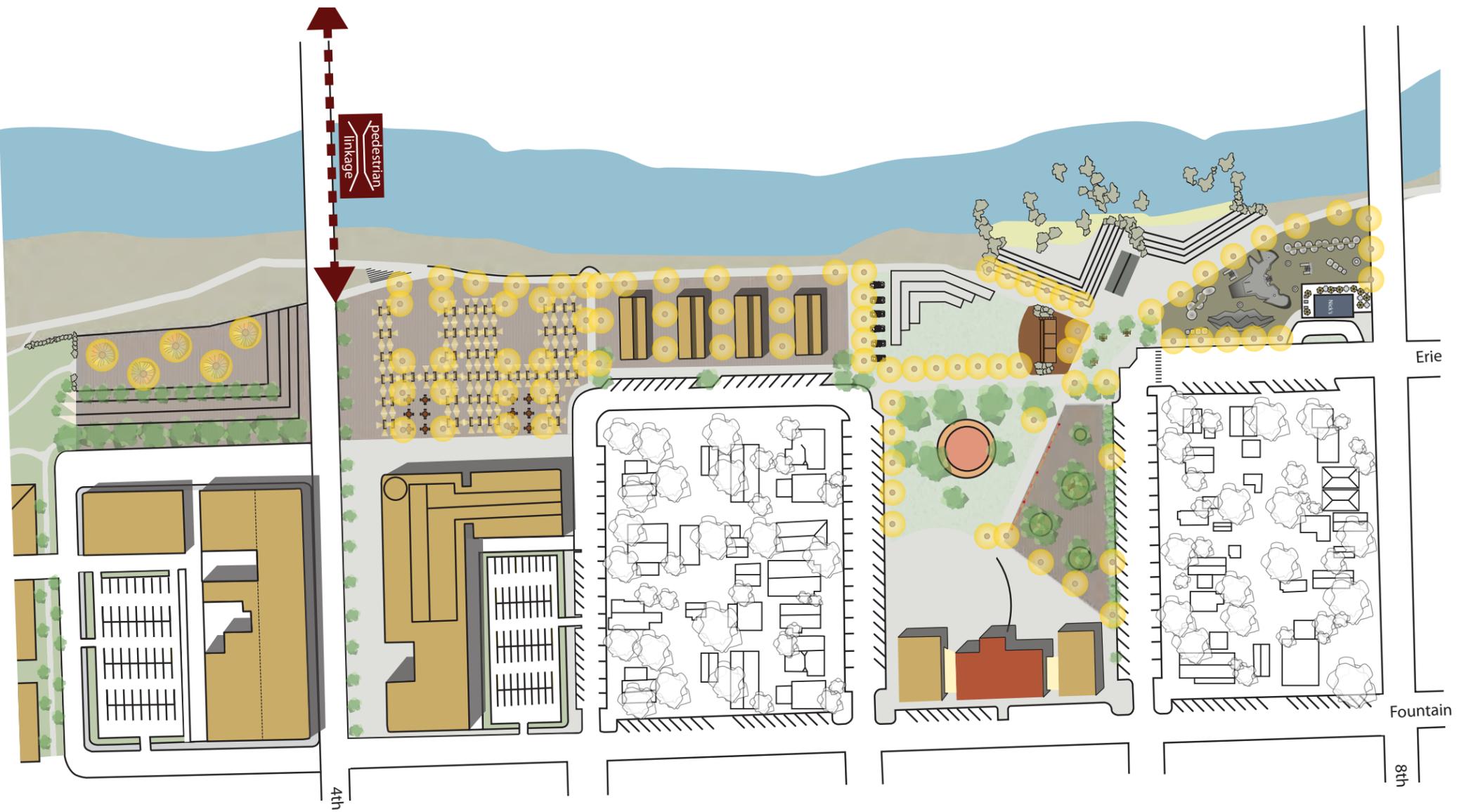




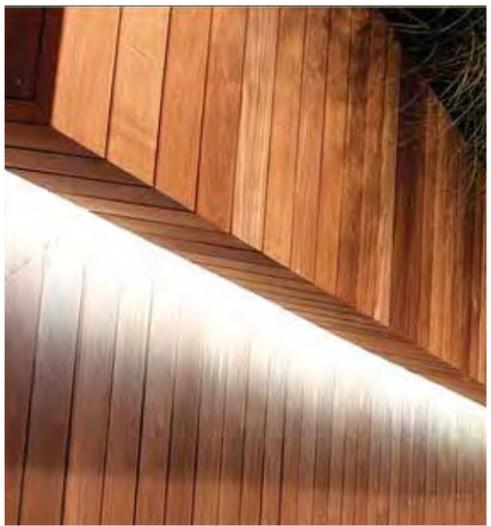
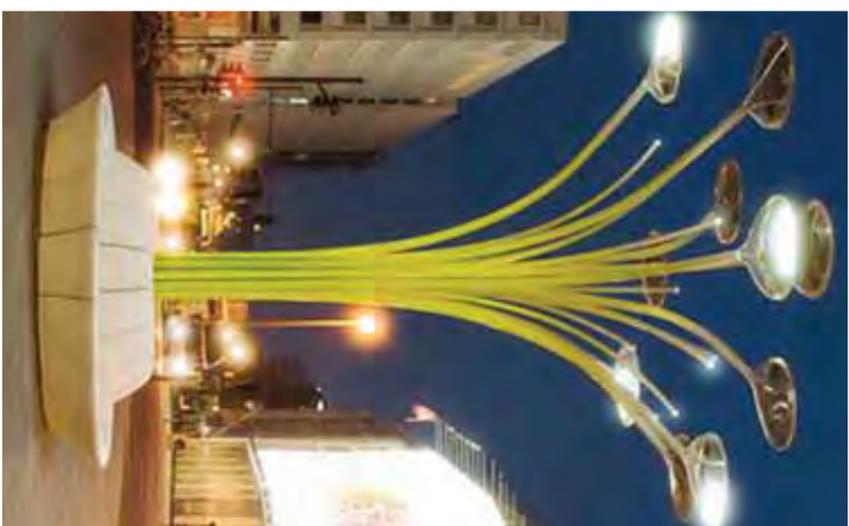
**EL CENTRO CATALYST PROJECTS**

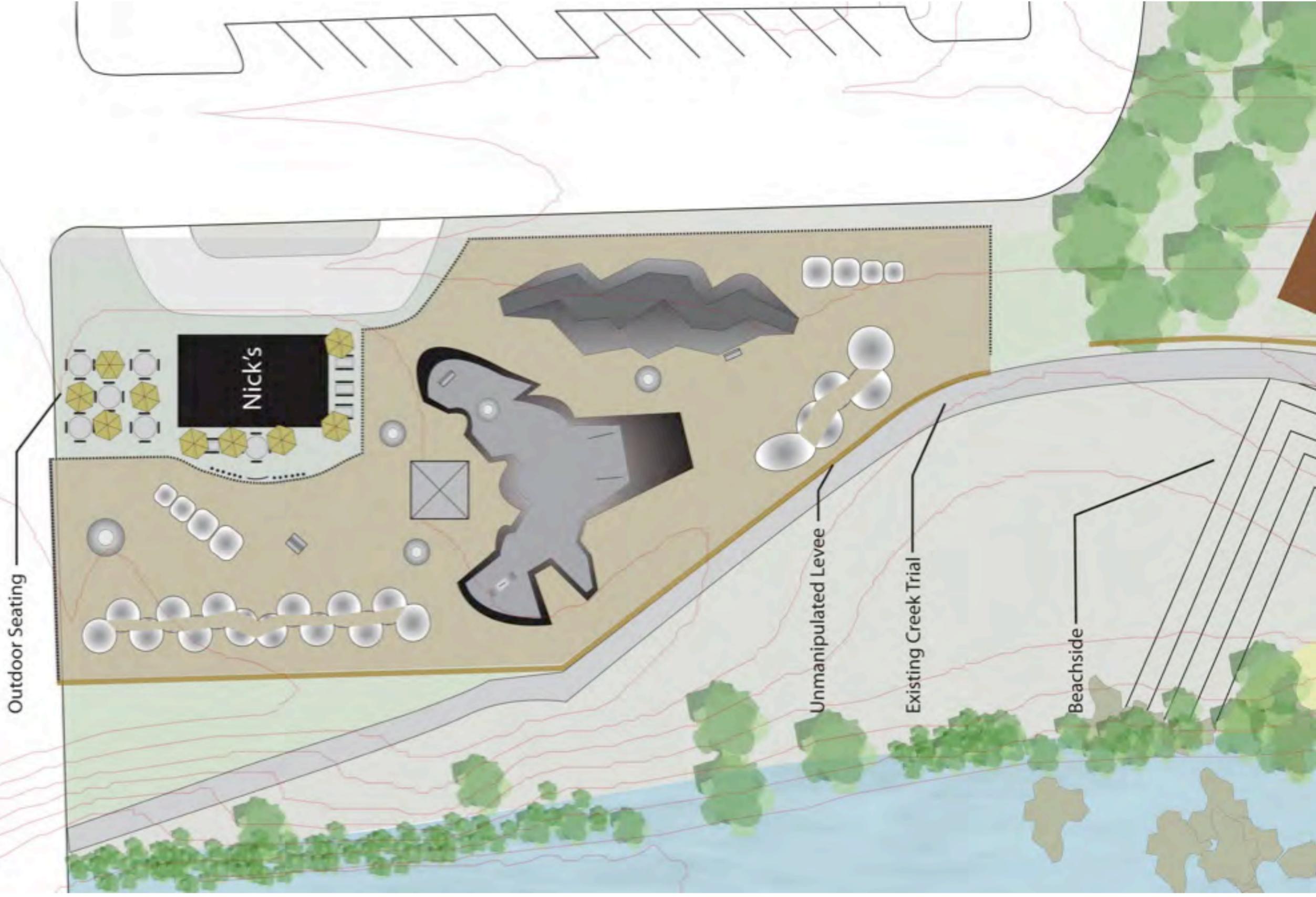
This plan locates each of the proposed Parks and Greenways catalyst projects from the 4th St. Commercial district north to 8th St.





**ILLUMINATION**  
 A key recommendation of this section is the necessity of light throughout the area. Adequate lighting creates a comfortable setting at night for pedestrian use.

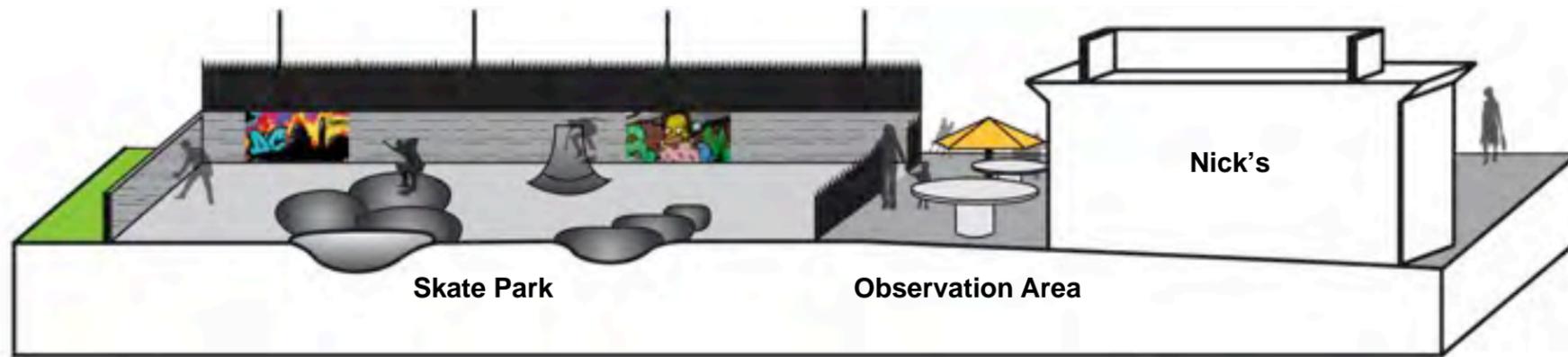
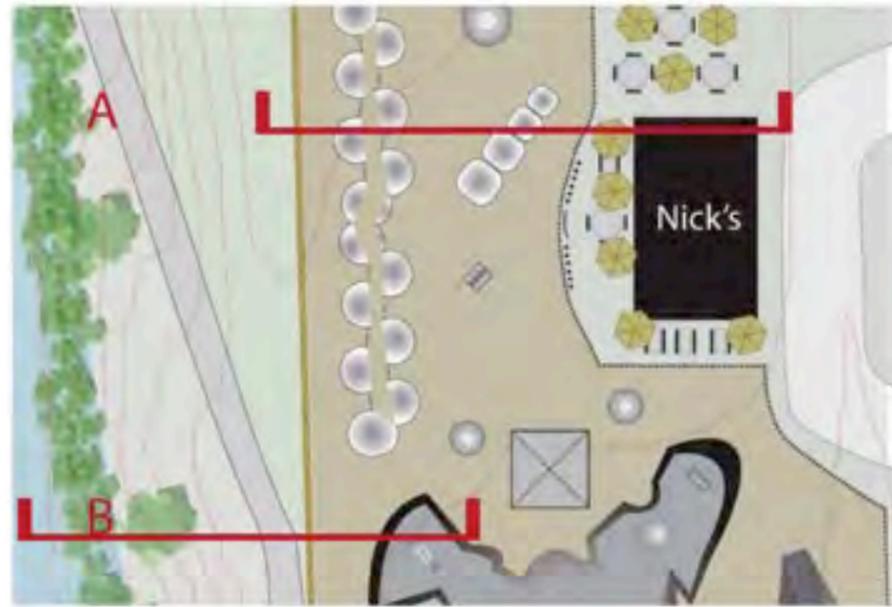




**“SCOOPS AND BOWLS”**

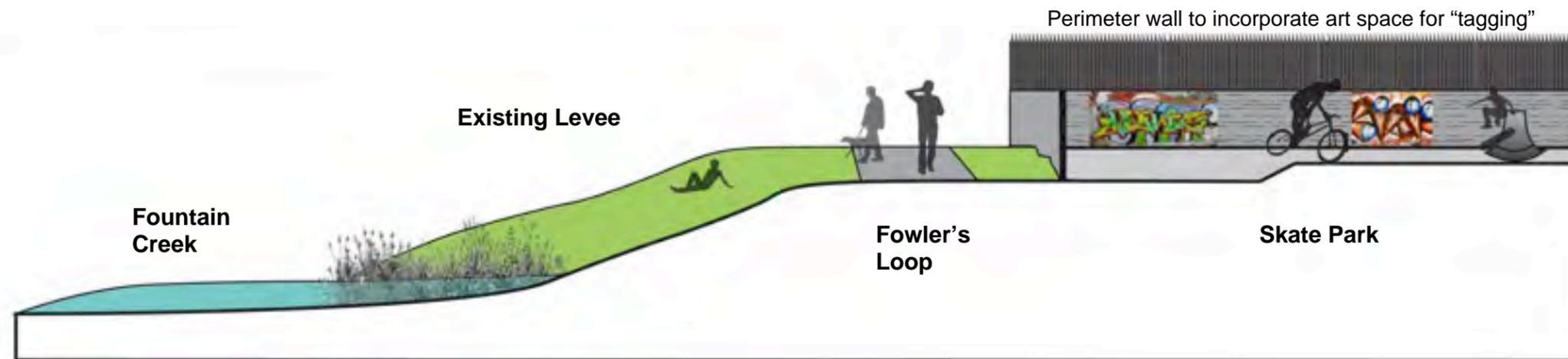
A key recommendation of this section is the placement of the skate park. The park is built around a popular creamery, Nick's, bound by the existing levee and 8<sup>th</sup> street. Its location welcomes the whole city of Pueblo and the East Side, while offering facilities to a healthy activity.





Section A

A key recommendation of this section is the building upon the popularity of Nick's Dairy Crème while enhancing the existing relationships to the trail and creek. "Scoops and Bowls" incorporates universal design for the use of skateboarders, BMXers, and rollerbalders. Its placement will act as the northern anchor to the Urban Renewal Area that will bring new people to the East Side and encourage their exploration south.

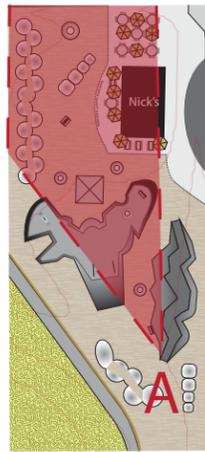
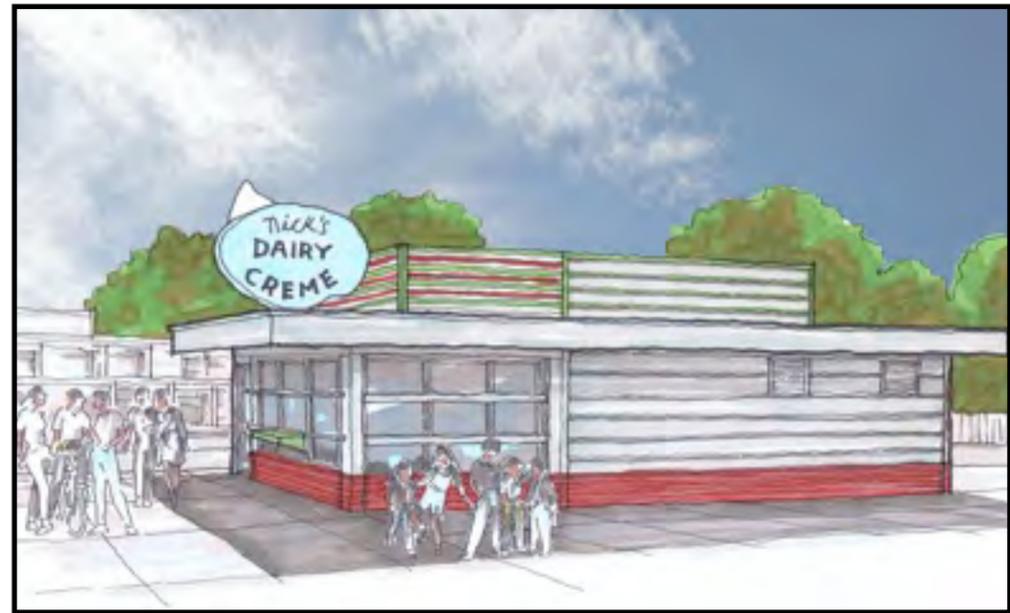


Section B



## Nick's Dairy Creme

The image to the right envisions exterior renovations to the existing Dairy Crème in a style evoking car cruising.



View A

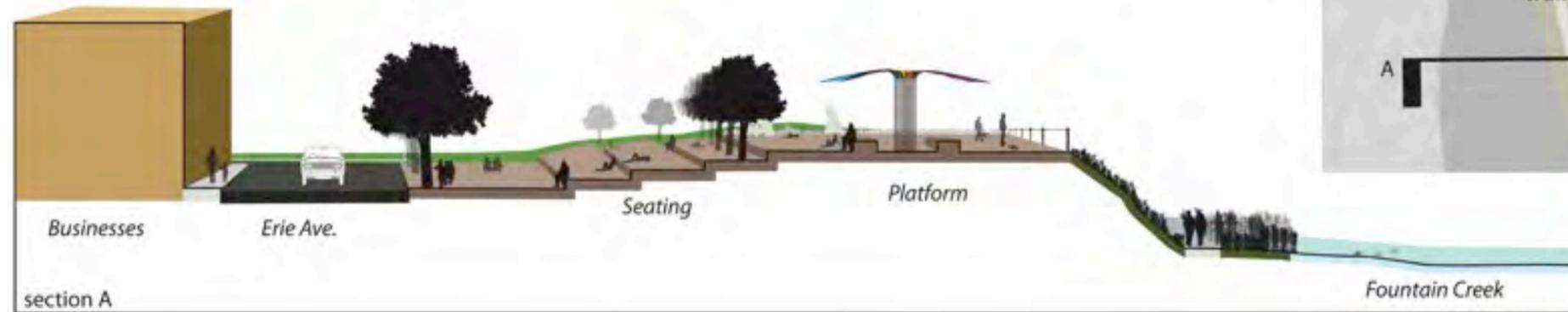
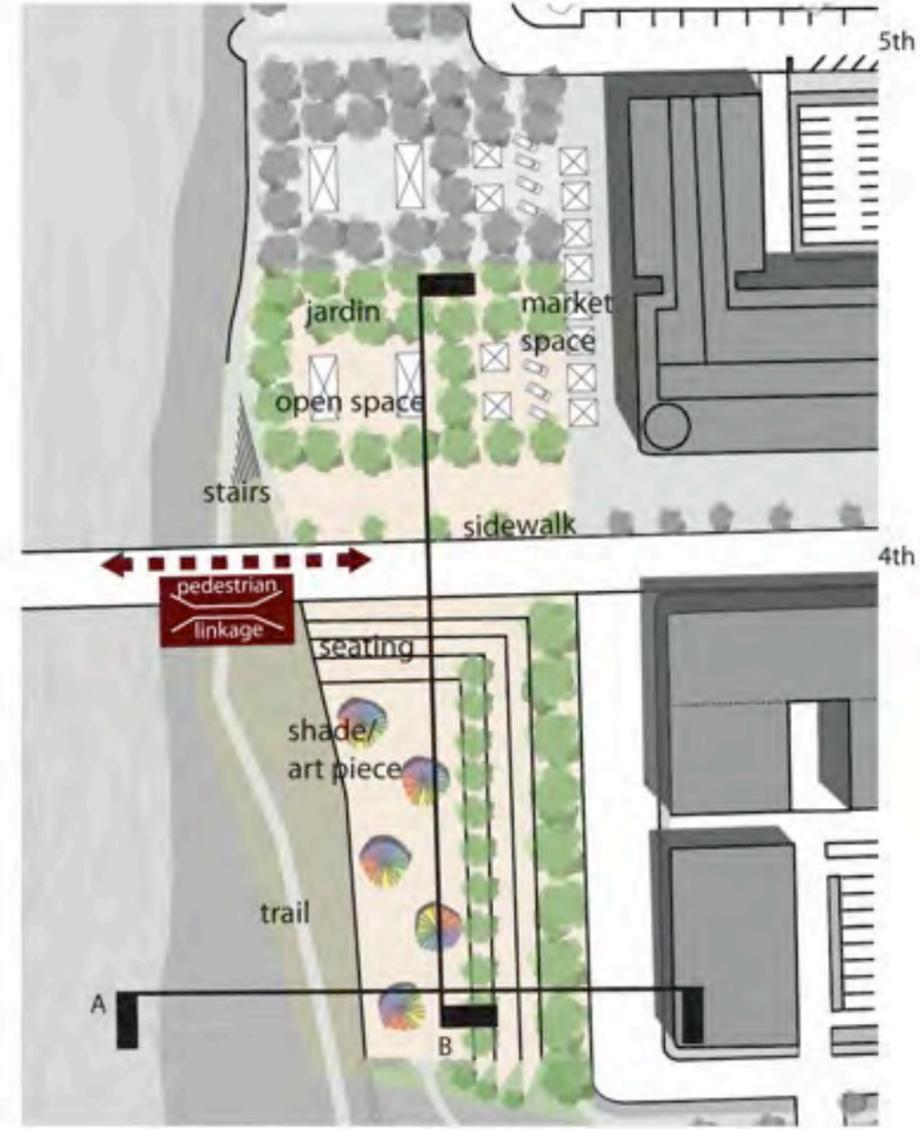
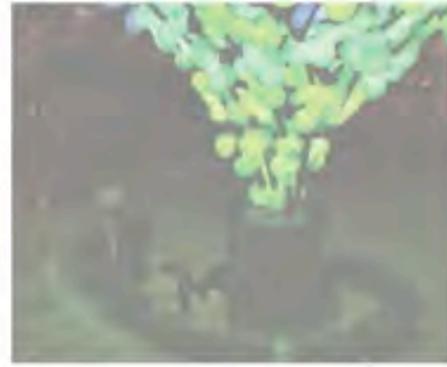
A



## SCOOPS and BOWLS CONCEPT

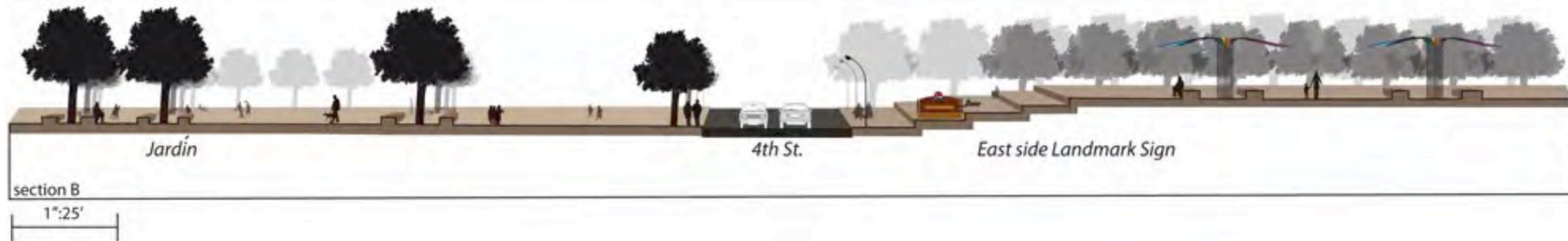
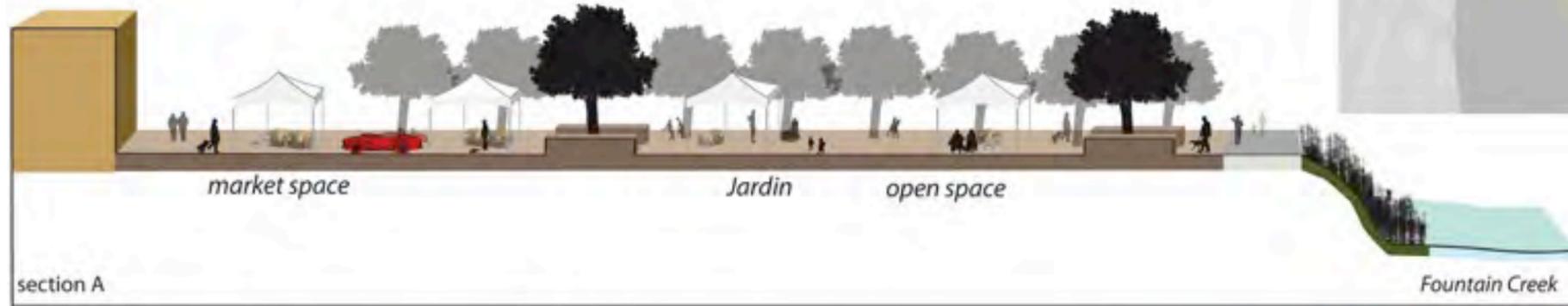
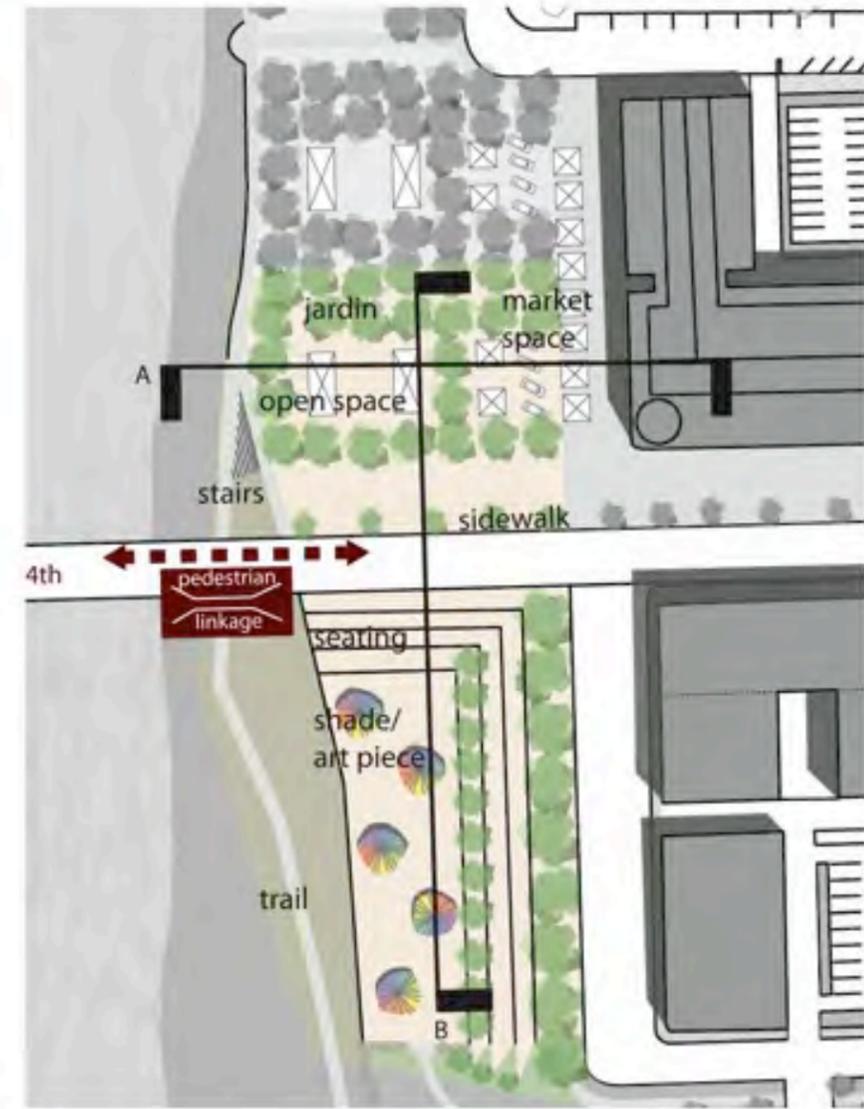
This rendering looks north towards Nick's Dairy Crème and the intimate relationship it has with the skate park. Both establishments will co-exist bringing different people into on another. The rendering highlights the multiple uses and viewing from Nick's.





**EAST SIDE MESA**

Envisioned as the first portal into the East Side downtown, the East Side Mesa, along with the proposed Jardin and East Side market, will establish the gateway into the new district. The tall steel beamed structures on the Mesa provide adequate shading and communicates with the corner of the market. The relationship between the two structures frames the gateway in to the East Side district.

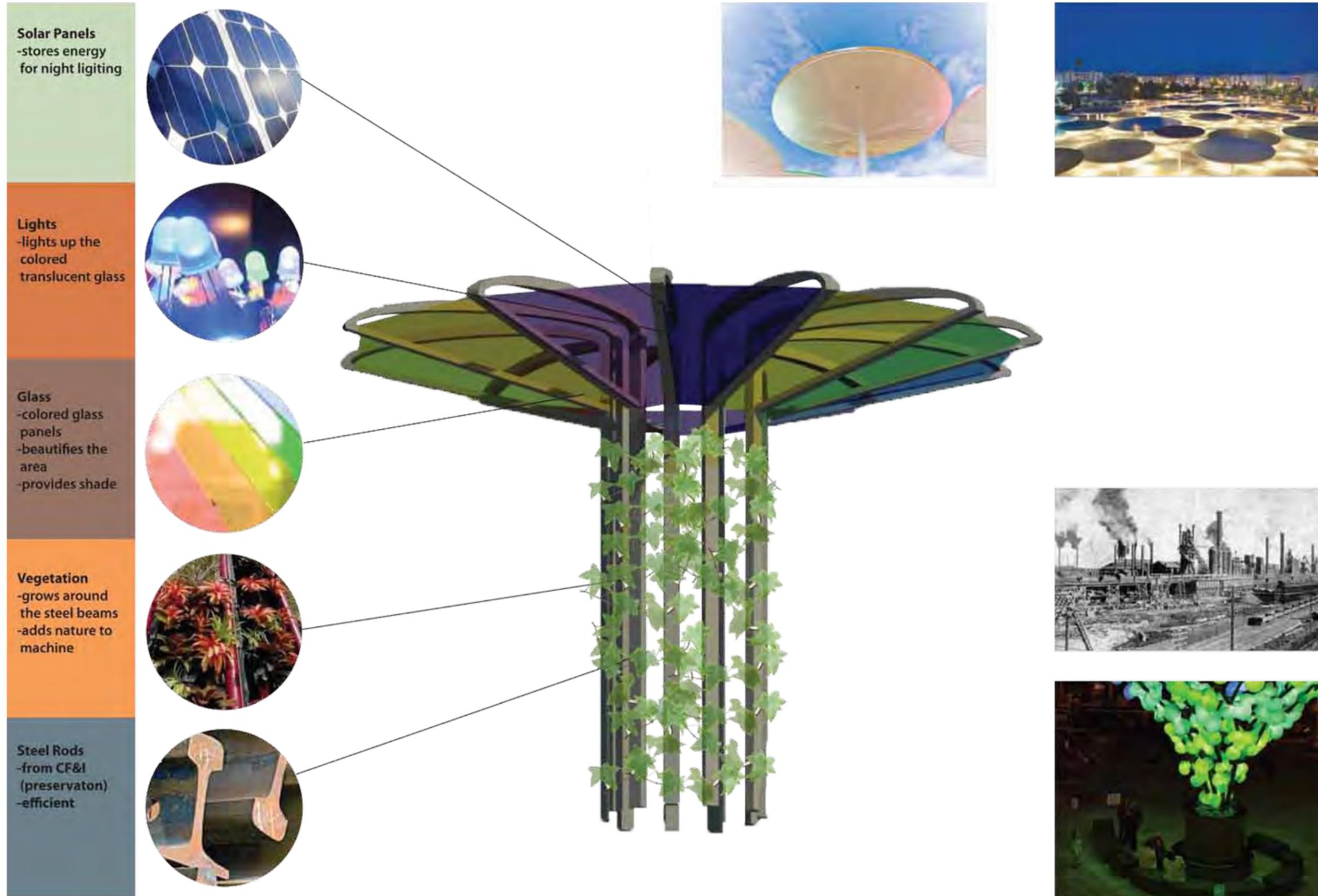


1":25'



**JARDIN**

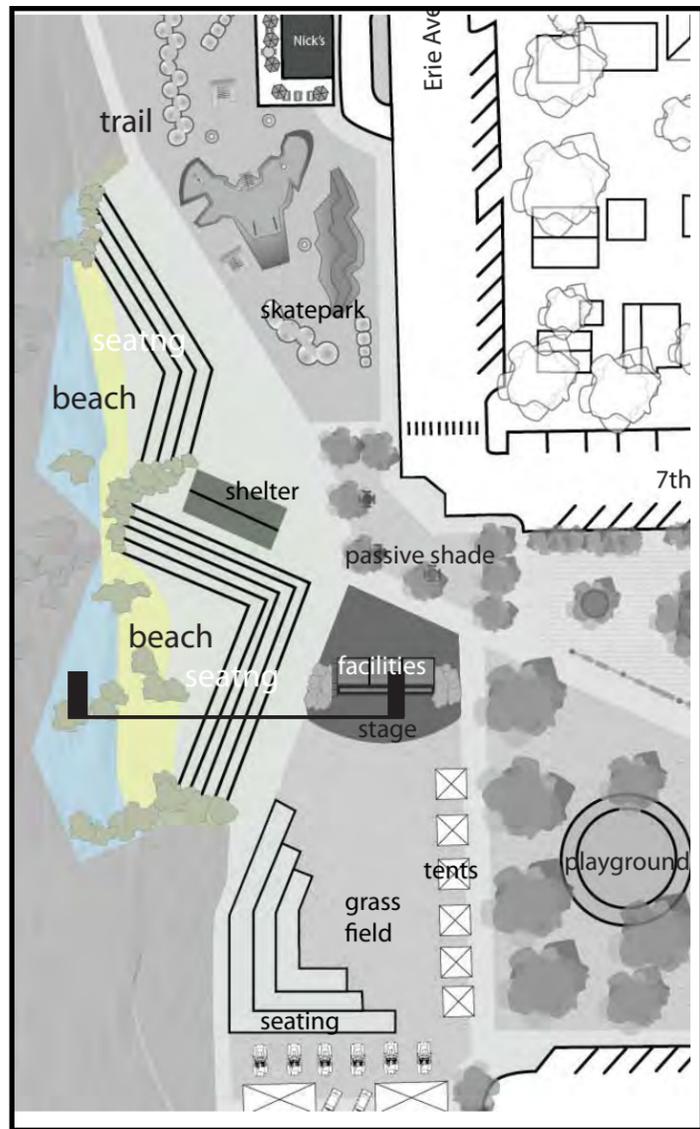
Envisioned as a flexible festival space, the Jardin, was designed to provide sufficient shading for the blistering heat while having enough space for large events. The Jardin can be a space for local vendors to set up on a daily bases, subsequently becoming a communal node within he neighborhood.



**SOMBRA DE LA MESA: 4TH and ERIE LANDMARK ENTRY CONCEPTS**

The above concepts for Sombra de la Mesa gateway into the East Side District creates an iconic image for the East Side neighborhood. Powered by solar panels the lighting transmitted through the colored transparent glass beautifies the gateway and provides lighting at night times.





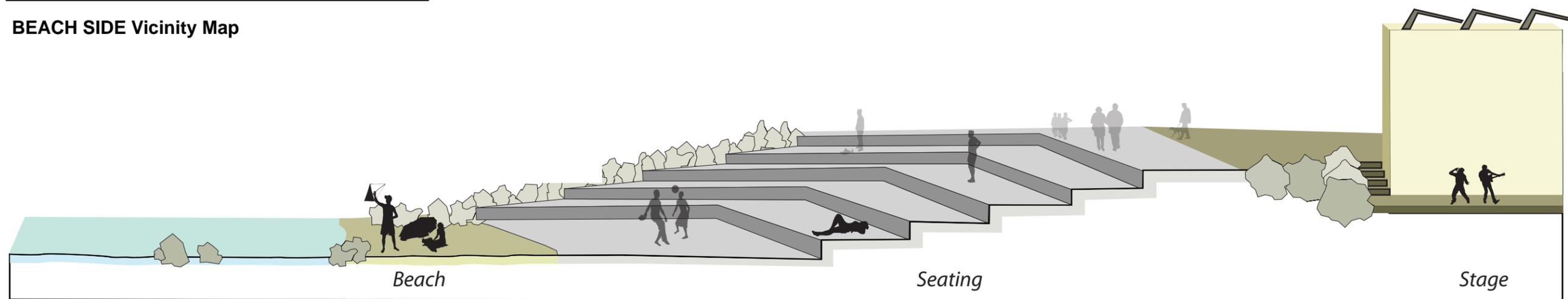
**BEACH SIDE Vicinity Map**



**A day at the BEACH SIDE**

**BEACH SIDE CONCEPTS**

BEACH SIDE was designed as a passive recreational space for children and families. Created as a space to escape the blistering heat in the summer, children can come play in Fountain Creek while parents watch from a seating area. Beach Side was envisioned with the intent of introducing water to the area without having to implement the infrastructure of fountains and similar water features.

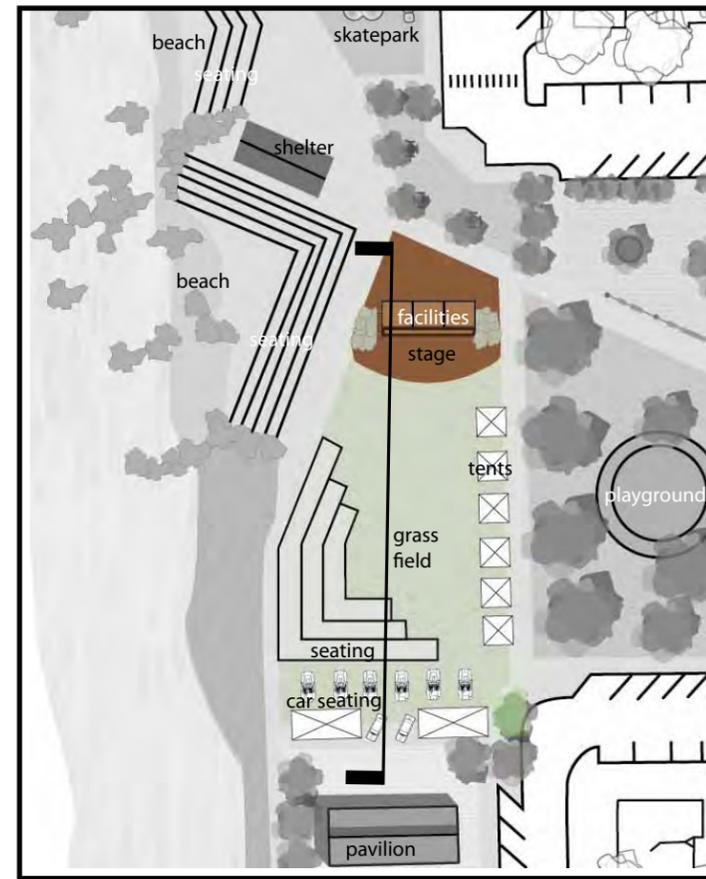


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**SECTION: Beach Side**

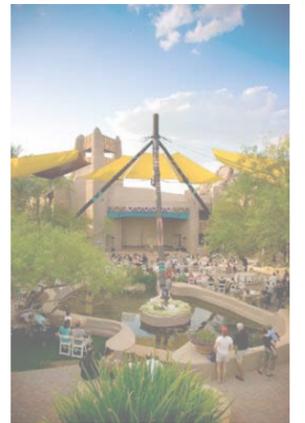


**EAST SIDE ROCKS CONCEPTS**

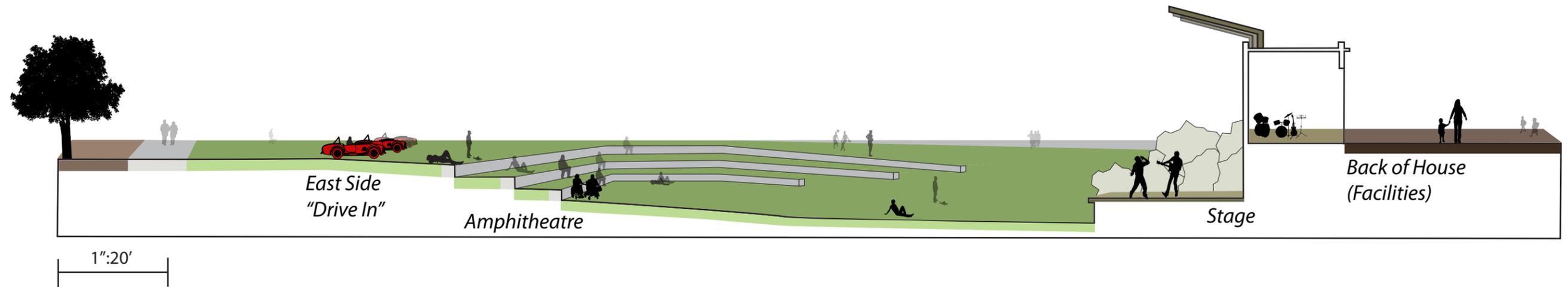
East Side Rocks is a performance area suited for large events and gatherings. The stage includes a large screen in the back for projections and has facilities, bathrooms and storage, behind it. The stage is set about twelve feet below the surrounding areas creating bowl for the viewing space. Behind the seating there are hotrods anchored to the ground creating an interactive seating area for performances and mainly movies during movie nights.



**EAST SIDE ROCKS Vicinity Map**

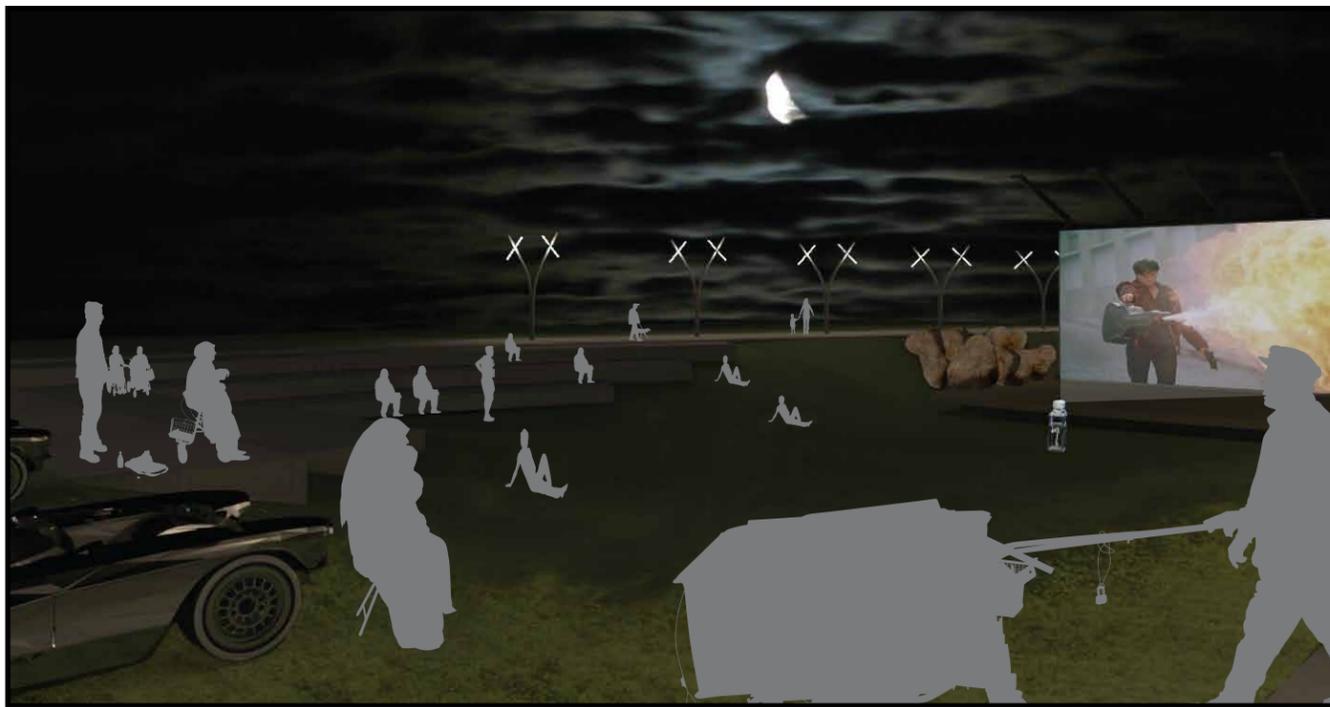


**A night on the ROCKS**



**SECTION: East Side Rocks**

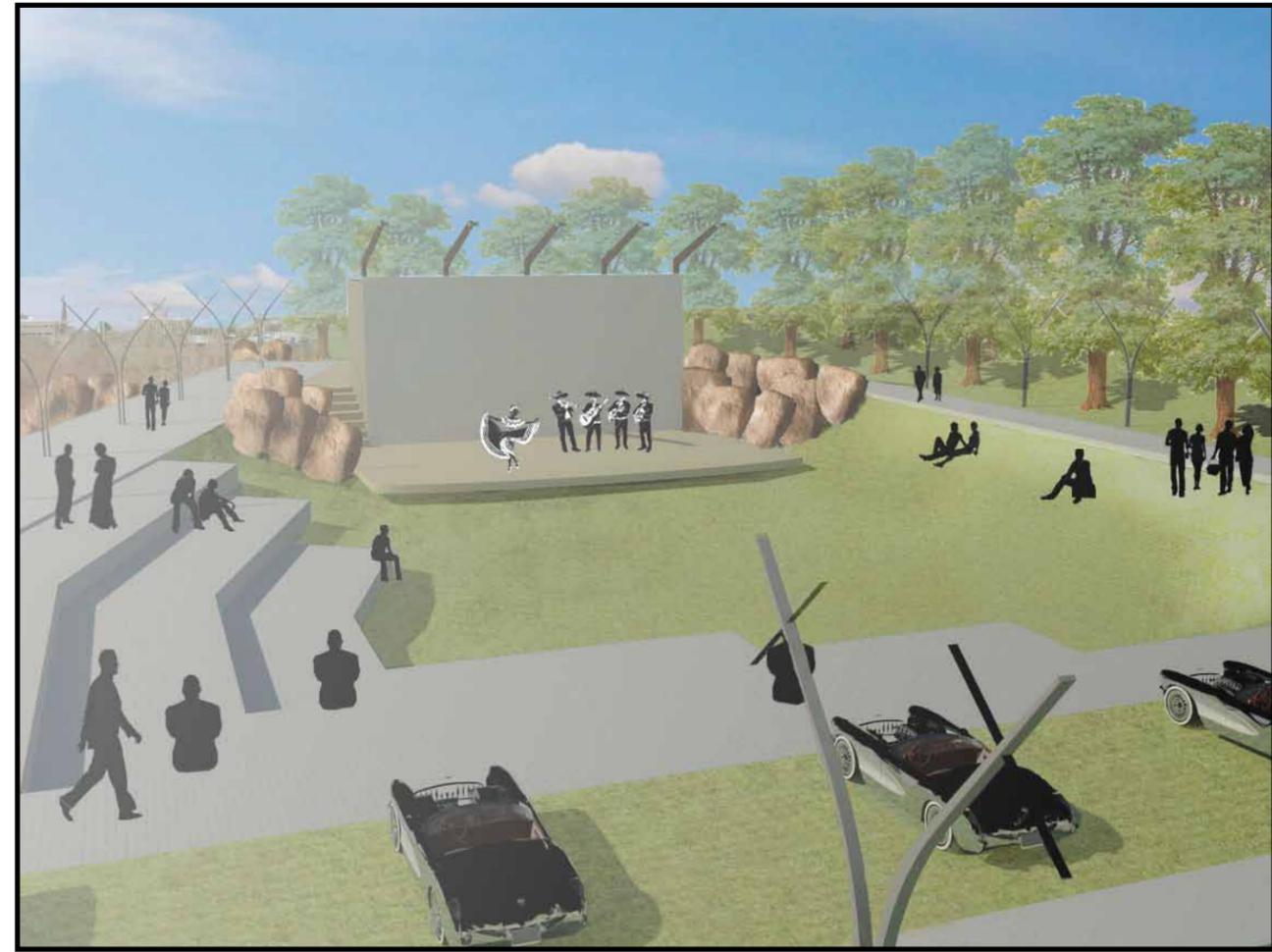




**A NIGHT on the ROCKS**

**EVENT & FESTIVAL SPACES**

Regularly scheduled events can build the popularity and use of the Civic Center initially. As an example, in the illustrative above of the East Side Rocks shows a Mariachi group performing. Such performances can be as a part of an event or impromptu (school events, kids playing, etc.) The illustration top right shows the conversion of East Side Rocks as an outdoor cinema complete with some fixed convertibles and evoking the days of the drive in. All of the spaces have been envisioned in a way that will allow their use for a variety of events small and large. Incorporating flexibility for both small and large events will make East Side Rocks a common place and a landmark for the entire population of Pueblo. Bringing people into the East Side neighborhood is a major priority for all aspects of the Urban Renewal Area, and event spaces like this will motivate future investments into the area.



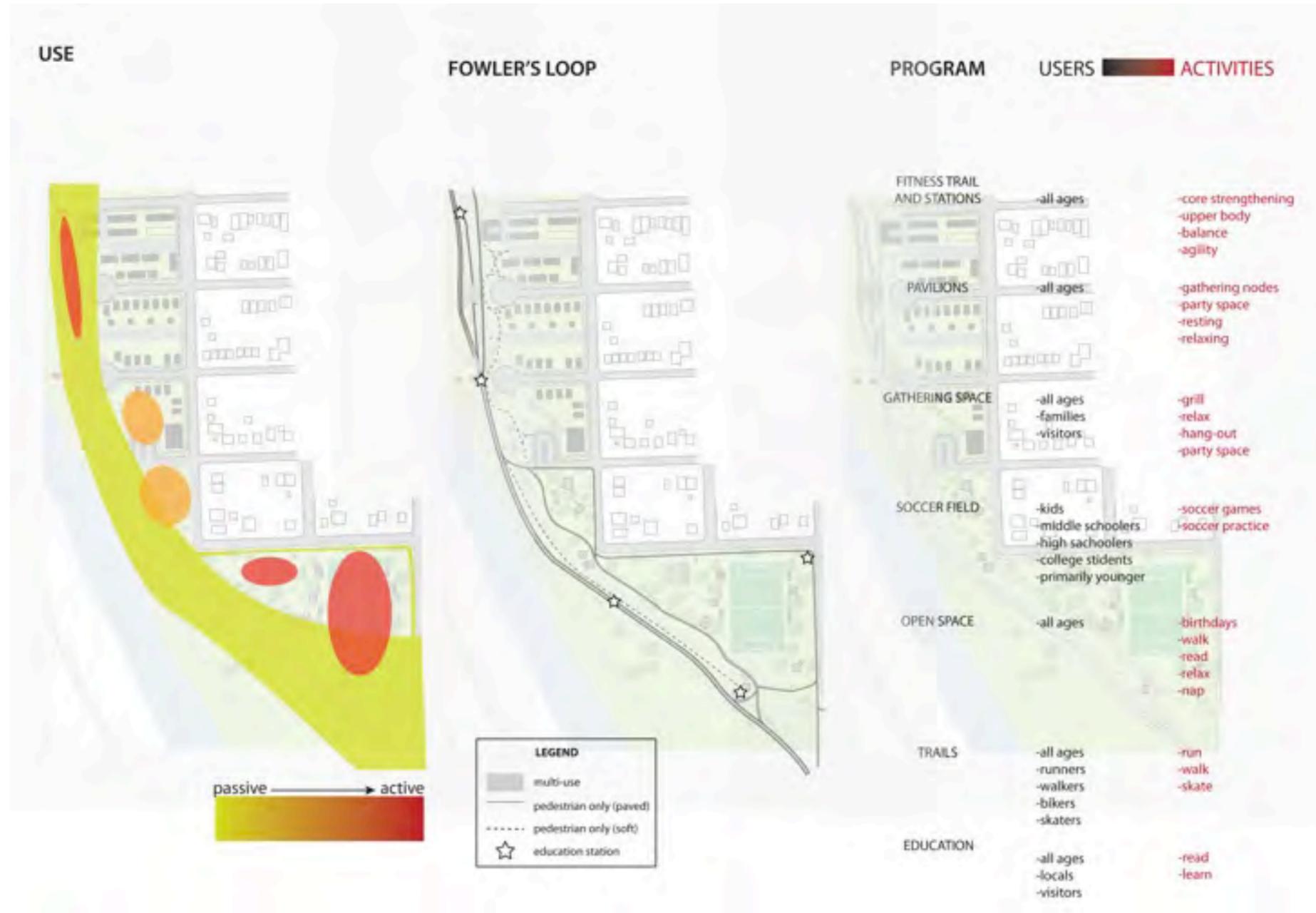
**A DAY on the ROCKS**



**FOOD GARDEN**

Flexible event spaces between 4<sup>th</sup> and 8<sup>th</sup> will allow for food vendor events. Trucks will be able to pull into the open spaces and set up allowing people from all over the area to funnel in and grab a bite to eat.





1. Levee Section



2. Bridge Underpass



3. Art Wall

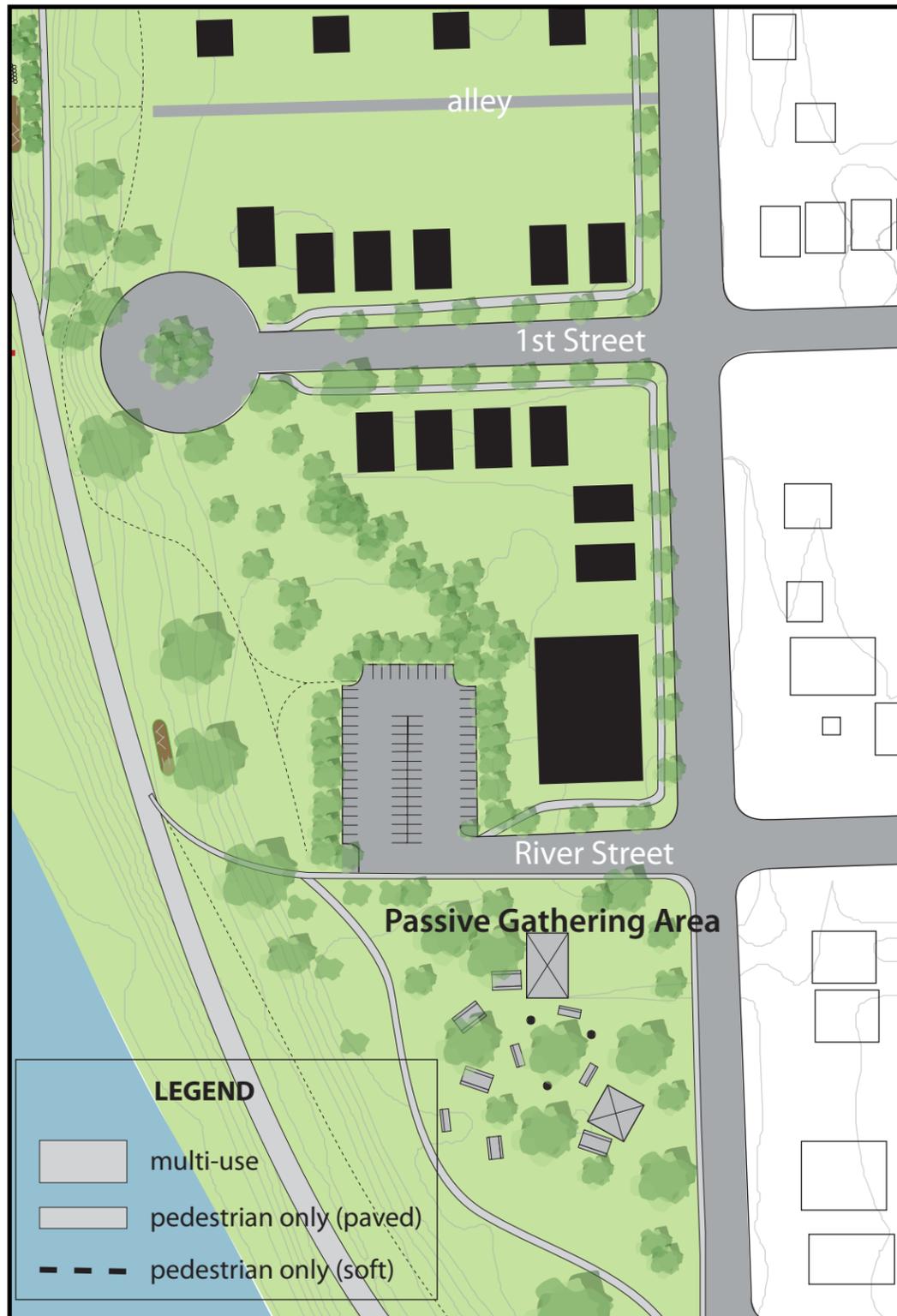
**FOWLER'S LOOP and PLAZA VERDE**

The diagrams above outline the activities promoted by the new development in the Lower East Side. There's a broader range of age groups, activities and programs with the new implementations. These recommendations also reflect the proposal for new niche housing and residents to be located in the Fowler's Landing area (see Section 5; Housing).

Using the passive Fountain Trail as the spinal zone to build off of (image 1 to the right) the addition of various areas supporting differing activities presented itself. These appendages expanded the program network into the neighborhood while offering different opportunities.

Creating Fowler's Loop as an exploratory soft trail for pedestrians into Plaza Verde gives another recreational option. Scattering educational and historical/interpretative signage along this loop will help educate the locals and visitors on the rich history of East Side. This pedestrian trail will be the connective issue to the north, and bring people into Plaza Verde.

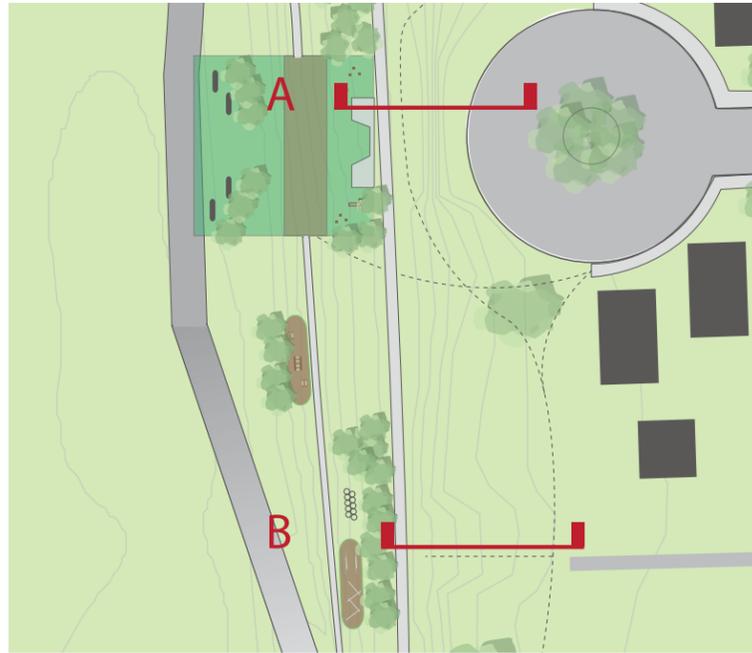




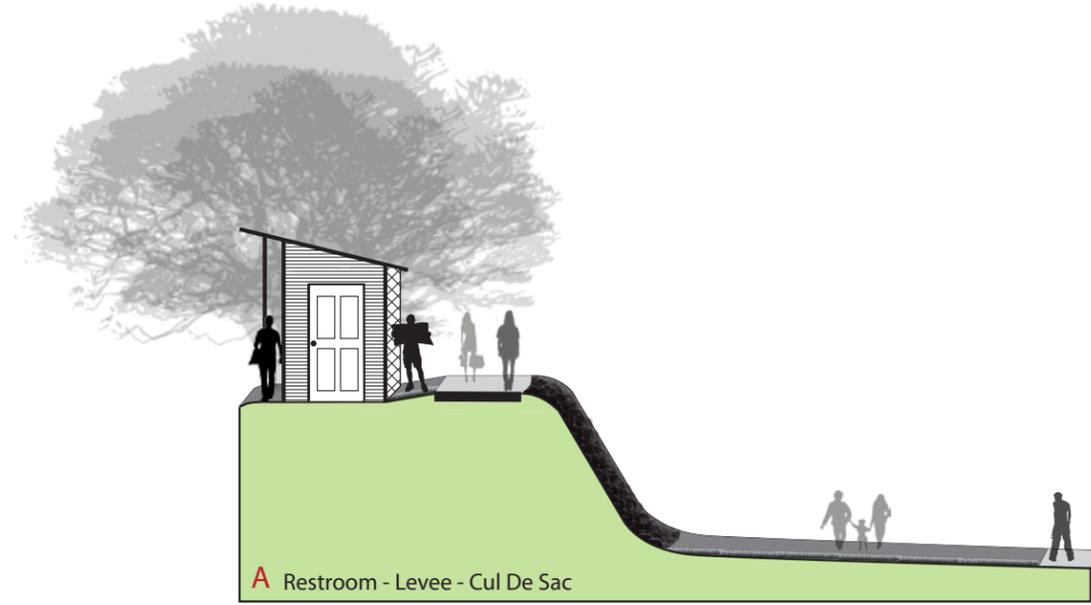
**FOWLER'S LOOP and PLAZA VERDE**

The concepts on this sheet for Fowler's Loop display its integration into the East Side neighborhood, and proposed "Fowler's Landing." The fitness core places itself in the center of the housing development to make its accessibility easy for residing residents. The fitness trail will offer healthy and active facility to living.

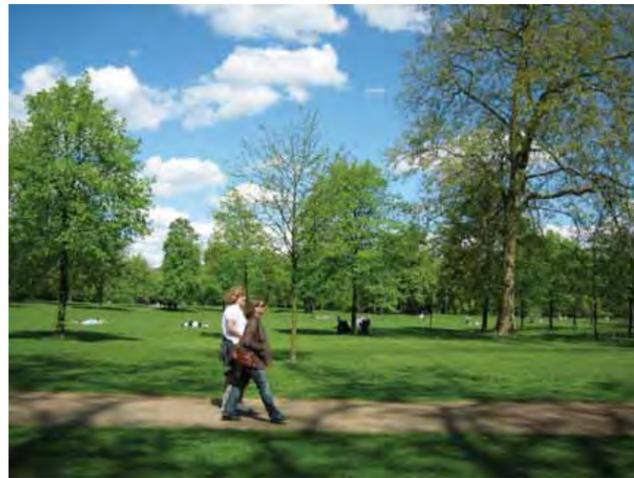




Vicinity Map



A Restroom - Levee - Cul De Sac



B Fitness Trail - Levee - Slope into alley

### 2ND and FOWLER'S LOOP CONCEPTS

The concepts on this sheet for Fowler's Loop demonstrate upholding the existing levee, developing the levee as a trail, and manipulating the land around the levee to enhance the universal accessibility.





Vicinity Map

**STATION 1**

- sit-up bench
- back extension
- tire hop
- \*core workout
- \*footwork and agility training

**STATION 2**

- monkey bars
- pull-up bars (various heights)
- benches
- tire hops
- \*upper body building
- \*agility building

**BASE**

- benches
- sit-up bench
- strenching strumps
- restroom
- water station
- \*strech
- \*rest
- \*relax

**STATION 3**

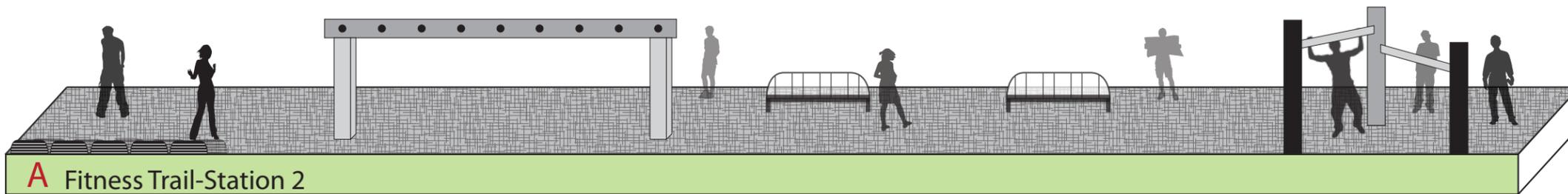
- push-up bars
- parallel bars
- \*upper body strengthening

**STATION 4**

- sloped rails
- balance beams
- tire hop
- \*balance and agility building



**“Adult Playgrounds”**

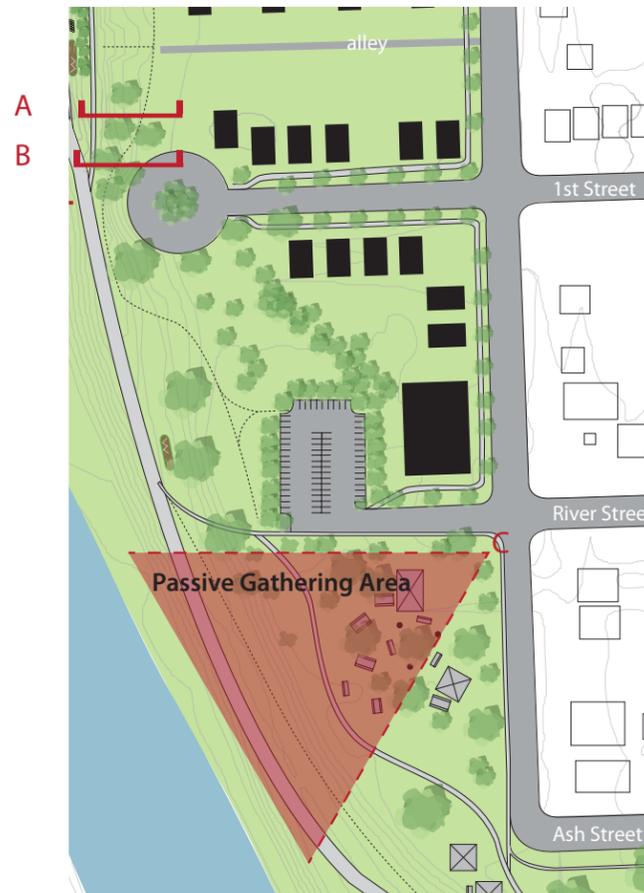


A Fitness Trail-Station 2

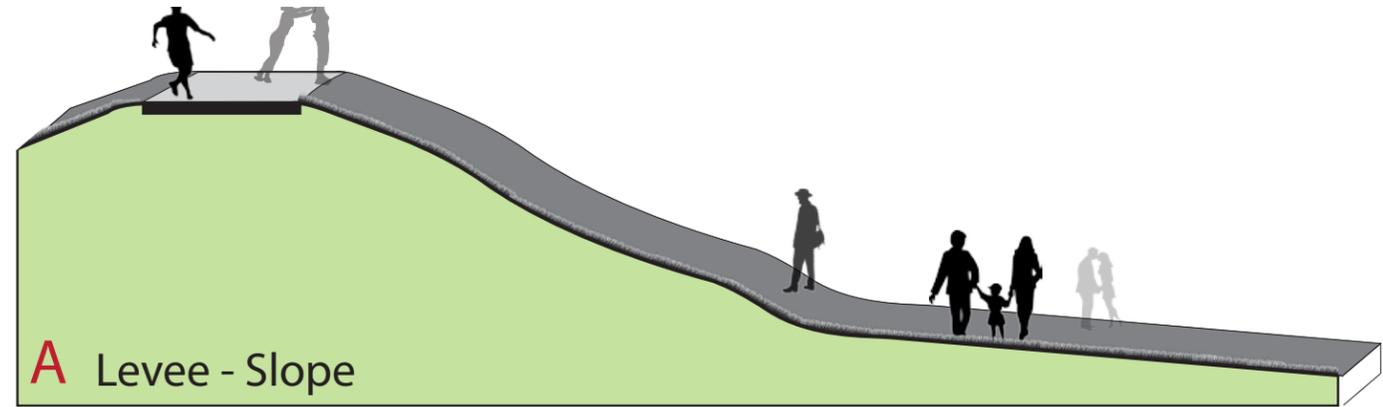
**2ND and FOWLER’S LOOP CONCEPTS**

The concepts on this sheet for Fowler’s Loop provide and example of what one of the workout stations will look like, and the diversity of exercise each station contains.





Vicinity Map



A Levee - Slope



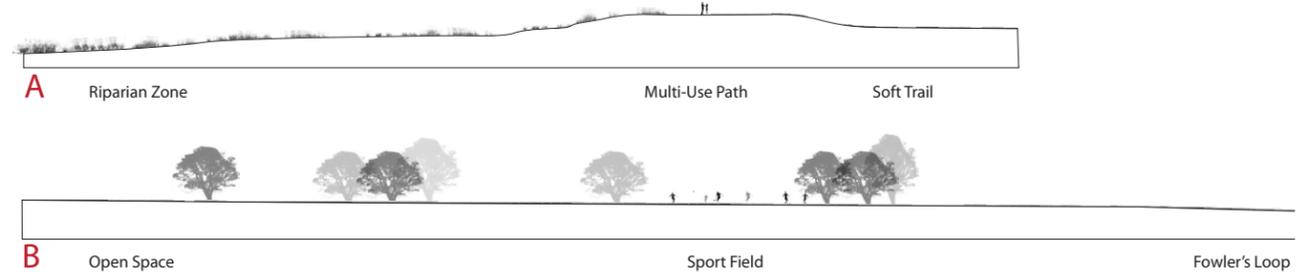
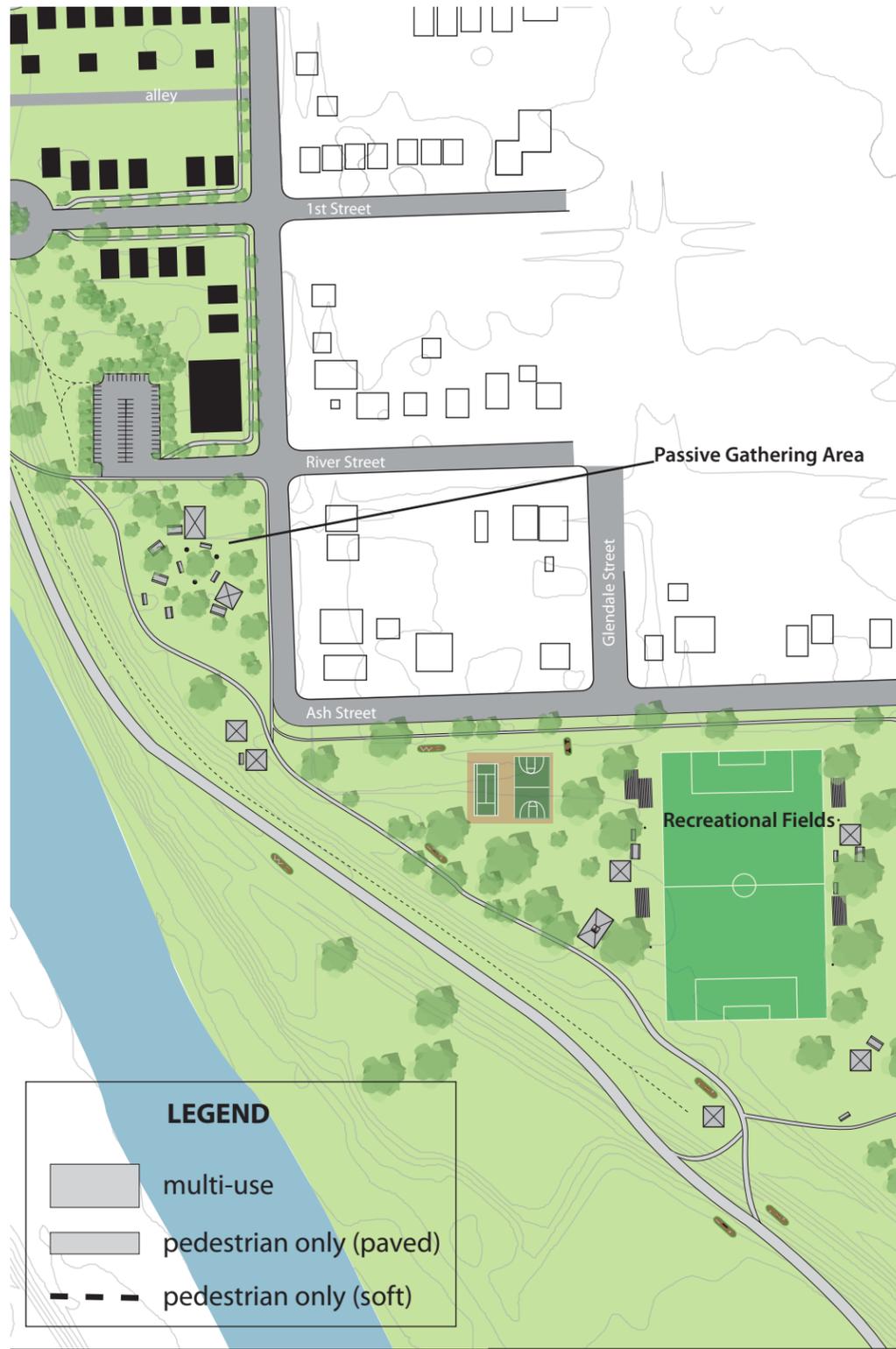
B Trail - Levee - Steps - Cul De Sac



Passive Gathering Space

**1ST and FOWLER'S LOOP CONCEPTS**

The concepts on this sheet for Fowler's Loop show the existing levee as a trail, and the land manipulations of the eastside of it. This area becomes a passive gathering space for the neighborhood's use. It can hold a large or small crowd and activities ranging from a family BBQ, birthday party, celebration, or leisure walk.



**PLAZA VERDE CONCEPTS**

The concepts on this sheet for Fowler's Loop revolve around both passive and active programming. The passive loop circumnavigates all of Plaza Verde, where a sport field, basketball court, and tennis court would be. Gazeboes and benches adhere to the passive visitor and watcher as the trail system interacts with the various facilities.





HISTORY

COST EFFICIENT



RESOURCEFUL

PRESERVATION



Amenities



Necessities



CHARACTER

OPPORTUNITIES



Aesthetics

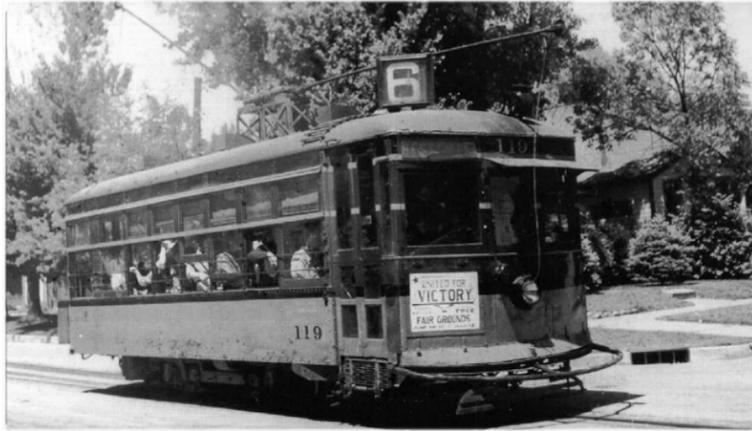


Comfort

**MATERIAL PALETTE**

The concepts on this sheet represents concepts for supporting local material into the development of the park system. Not only would this be an economically viable option with CF&I in close proximity, but the use of steel throughout the park links this new development to the history of Pueblo, and the East Side. The steel industry fueled the original development of the East Side and its incorporation must be upheld to respect to foundation of this neighborhood.





## INTRODUCTION

The East Side Neighborhood was built upon a street pattern that allowed safe and convenient movement throughout the area. This framework remains today and with minimal enhancements can be part of an overall strategy for securing investments in the area. The first step towards securing reinvestments, by means of improving roadways, revolves around demonstrating the changes desired along 4th St. with a one block streetscape conversion. The block between Erie and Fountain presents the most strategic area to show changes, as it acts as the gateway to the Historic East Side. Implementation of street trees, lamps, furniture and new vibrant crosswalks create a sense of community or, “La Familia”, which thrives throughout the East Side. Through this demonstration investors will be reassured that their resources will be used to beautify the city and provide a more comfortable and safe experience for both pedestrians and automobiles. From there, the western edge reconfiguration provides a refreshed public realm near Fountain Creek. Residential streets will benefit from consistent right of ways, regularly spaced trees, vibrant tree lawns, and an abundance of new lighting. New parking lots will be developed as part of each distinct project to provide for residents and visitors to the East Side Neighborhood.

## GUIDING PRINCIPLES

Enhancements in the East Side shall promote safety, comfort and accessibility to all residents and guests.

## PROPOSED PROJECTS

Recommended projects in the East Side shall include:

1. Reconfiguration of Erie (the western Edge) between 8th and 4th St.
  - 4<sup>th</sup> Street Streetscape improvements
  - amenity zones
  - low litter/low water street tree implementation
  - enhanced lighting
  - trash and recycle receptacles
2. Intersection Demonstration Project (4th and Hudson)
  - textured crosswalks
  - colorfully stained concrete
  - Crosswalks designed by local artists to reflect area’s heritage
3. Residential Streetscape Enhancements
  - reclamation of entire right of way
  - standard right of way
  - enhanced tree lawns
  - maintained sidewalks
4. Alley Promotion project
  - maintain alleys
  - promote use of alleys and garages
  - addition of lighting in alleys



*4th St. Right of Way improvements envision vibrant businesses that provide services to the entire population within the commercial district once again.*

# Commercial Streets: 4th and 8th

## Issues:

- Fast moving traffic
- Unwelcoming
- Poor traffic flow

## Constraints:

- 4th St. is a state highway

## GOALS:

- slow traffic
- re-strategize left turn options
- standardize right of way
- make pedestrian experience more comfortable
- enhance streetscape
- make retail more visually accessible
- safety



## COMMERCIAL STREETS

4<sup>th</sup> and 8<sup>th</sup> Streets are the main commercial streets serving the East Side. The majority of the traffic moving through the neighborhood is on these two streets and, since 4<sup>th</sup> is the main commercial node, makes for an uncomfortable pedestrian experience due to the fast moving traffic. The proposed alterations will adjust the traffic speed, and enhance the pedestrian zone, making commercial roads safer for both pedestrians and vehicles.



# Edge St, Erie Avenue

## Issues:

- Bottleneck at Erie and 4th st
- Poor lighting
- Parking on right-of-way

## Constraints:

- Must function as both a plaza AND a street

## GOALS:

- Expand and enhance public realm
- improve traffic flow along 4<sup>th</sup>
- maintain edge access
- improve parking



## ERIE RECONFIGURATION

The recommendations for civic and recreational adjustments are built upon the reconfiguration of Erie. By re-purposing the block of Erie Avenue near 4<sup>th</sup> street, our proposal will eliminate the bottlenecking of traffic coming off of the 4<sup>th</sup> Street bridge into the East Side. However, instead of removing the entirety of Erie Avenue, a serpentine road will allow for the continued access to existing amenities as well as proposals along the western edge of the neighborhood.



# Urban Renewal Area: Residential Streets

**Issues:**

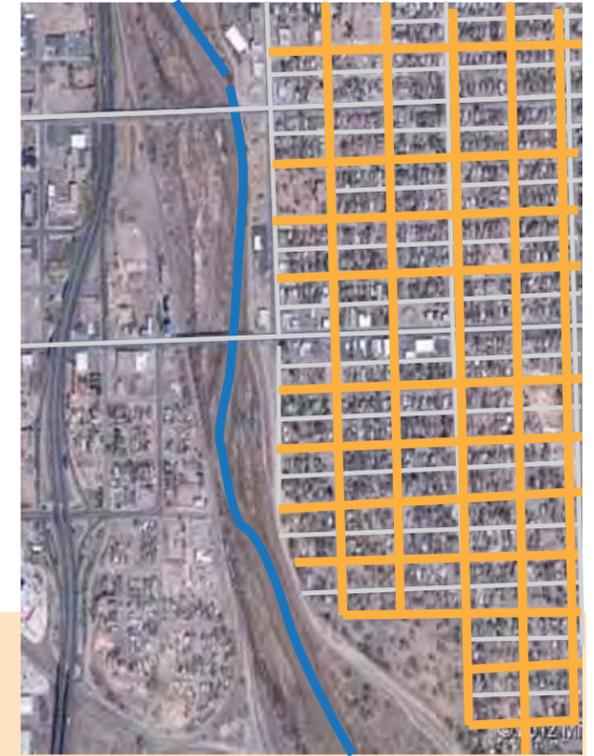
- Parking in right-of-way
- Non-uniform right-of-way
- Fast moving traffic
- Poor lighting

**Constraints:**

- Public Realm
- Connect to park system

**GOALS:**

- reclaim entire right of way
- standardize streetscape
- slow speeds
- standardize right of way
- improve parking



**RESIDENTIAL STREETS**

The existing residential streets reflect the original development pattern. The wide lanes allow for on street parking as well as two lanes of travel however, with the low volume, also allow for faster speeds. Other adjustments, such as not allowing parking in the tree lawn, will help make a more uniform and comfortable environment.



# Urban Renewal Area: Alleys

## Issues:

- Uneven terrain
- Poor lighting
- Unmaintained
- Non-uniform right-of-way

## Constraints:

- Semi-public realm
- Conveyance to parks
- Emergency access
- Backyard and garage access

## GOALS:

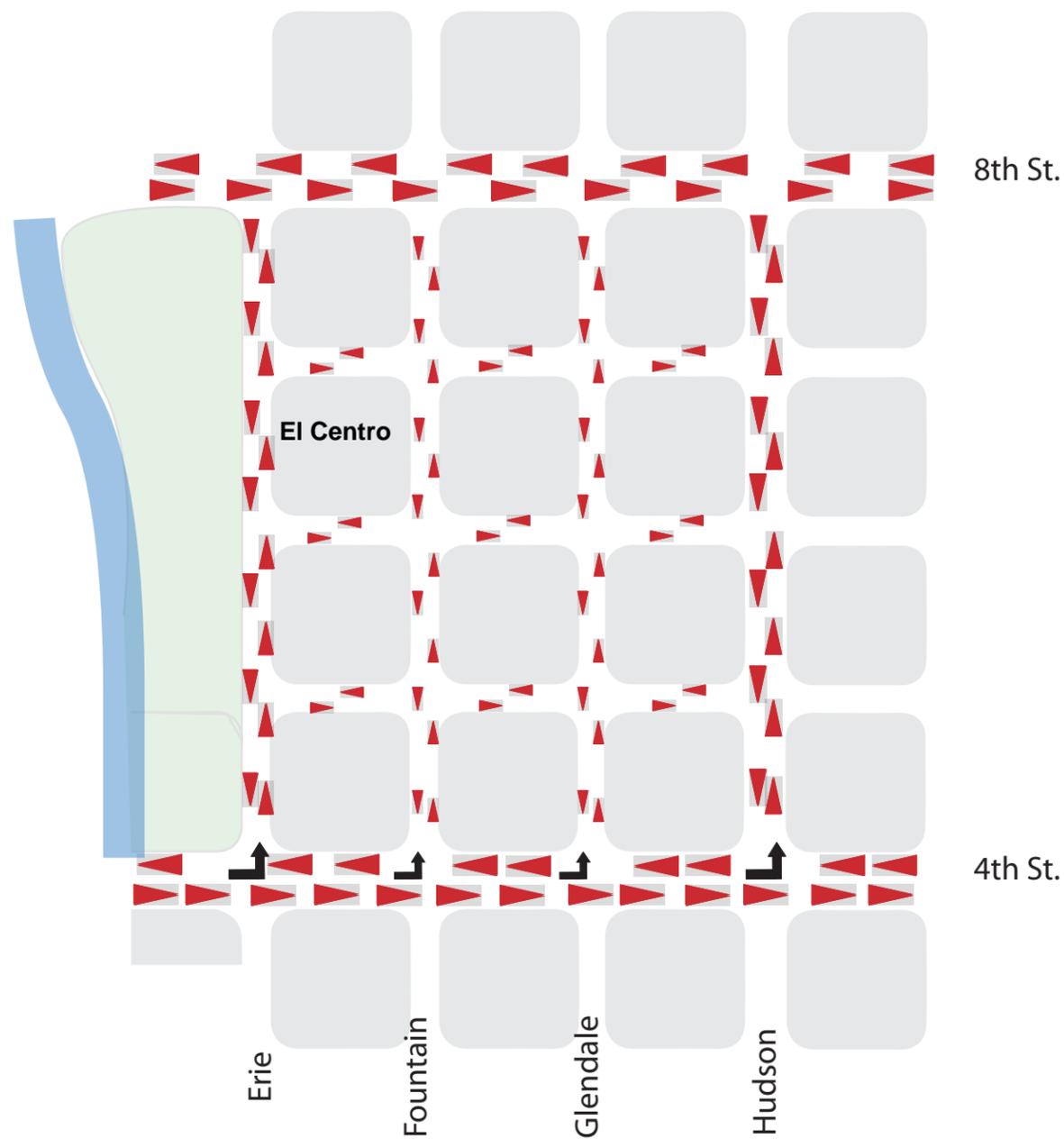
- Improve maintenance
- promote the use of garages as primary access
- Improve lighting
- Improve the pedestrian experience



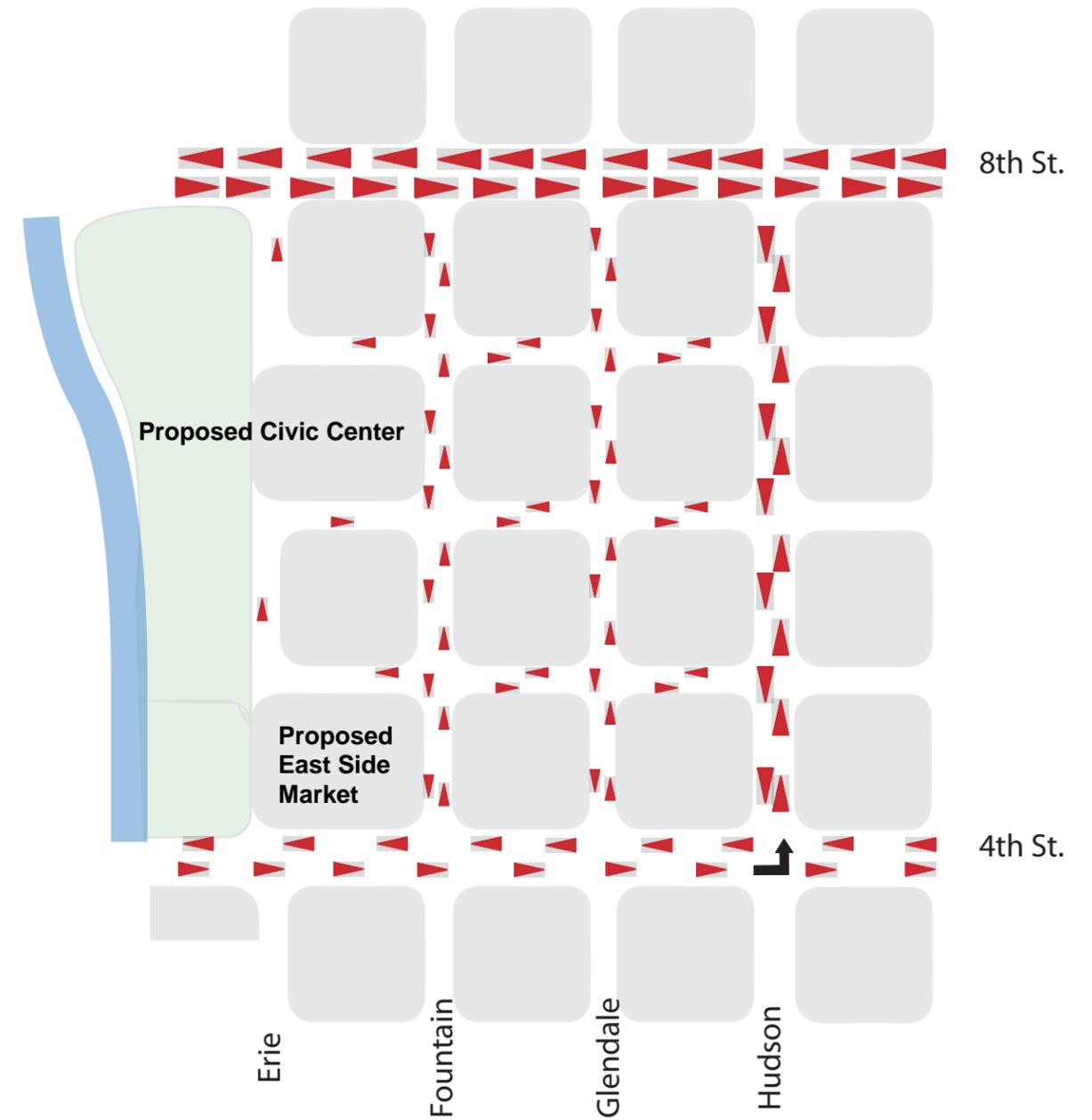
## ALLEYS

The existing alleys reflect the original development pattern. Through proper maintenance and support of existing standards alleys can become the primary access to many of the houses in the East Side. Cars which are kept in alley accessed garages are not as accessible to criminals. A more active alley environment will make the pedestrian experience more enjoyable and safer.

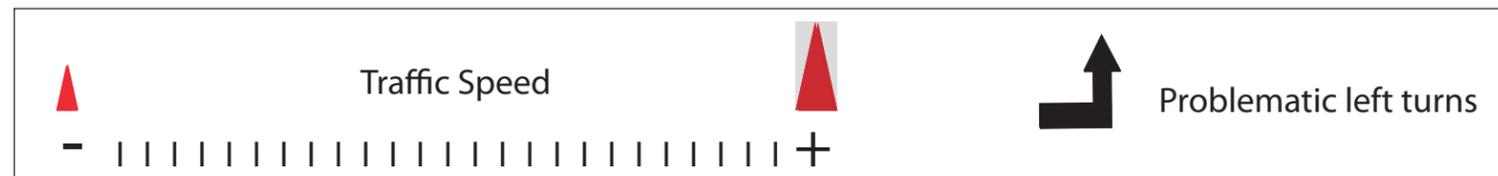




Existing Traffic Patterns



Proposed Modifications



**TRAFFIC PATTERNS**

A key component of the East Side recommendations include manipulating the traffic pattern to accommodate a new range of amenities and goals. By moving the majority of volume from 4<sup>th</sup> Street to 8<sup>th</sup>, we are increasing safety and comfort for pedestrians along 4<sup>th</sup> Street. Also, by postponing the turn from Erie to Fountain, off of 4<sup>th</sup>, our proposal will help manage bottlenecks and backups in the area directly adjacent to the 4<sup>th</sup> street bridge.





Existing Parking conditions

Proposed Parking

**NEIGHBORHOOD PARKING**

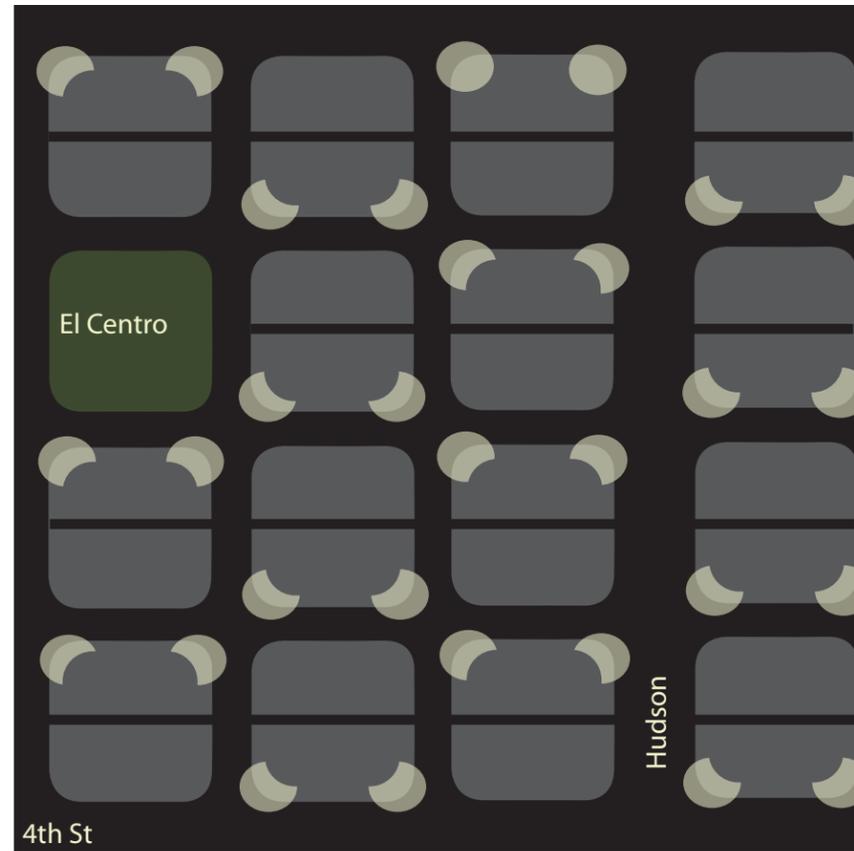
A key component to the East Side recommendations include a variety of civic and commercial uses which need to have ample parking in the vicinity to accommodate festivals as well as day to day needs. By incorporating new types of parking, such as diagonal on street, and enhancing currently available modes, our proposals have added ample parking to the neighborhood. These additional parking spaces are focused around the proposed civic center at El Centro del Quinto Sol as well as parks, like Plaza Verde.

**Parking Legend**

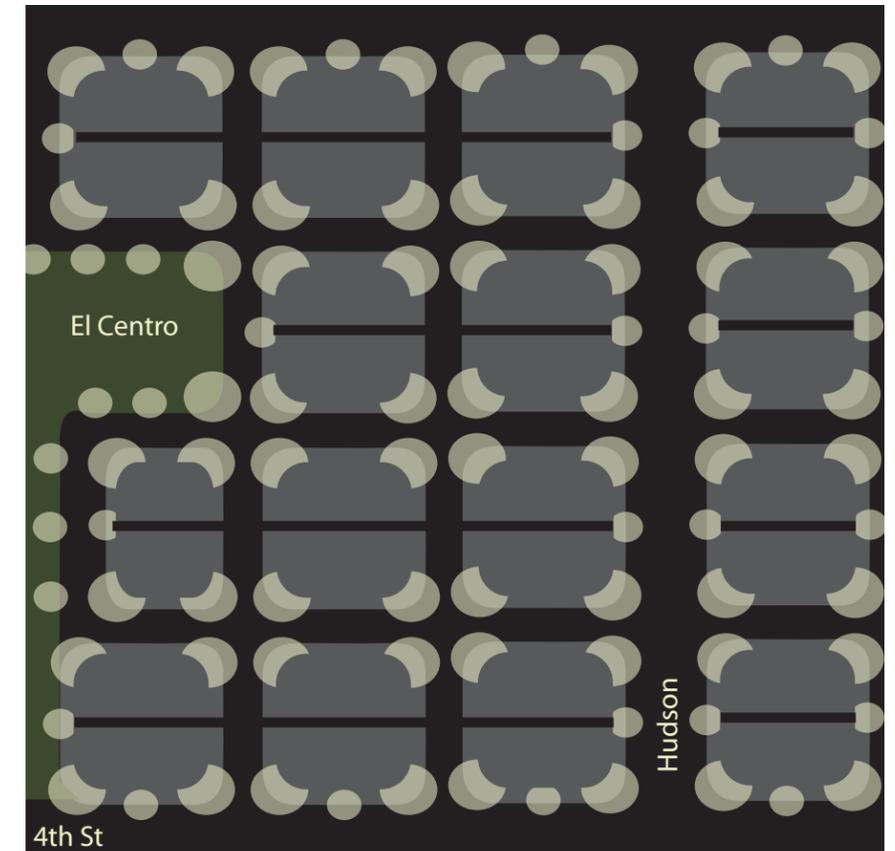
- Diagonal Parking
- On-Street Parallel Parking
- Surface Lot Parking

**STREET and ALLEY ILLUMINATION**

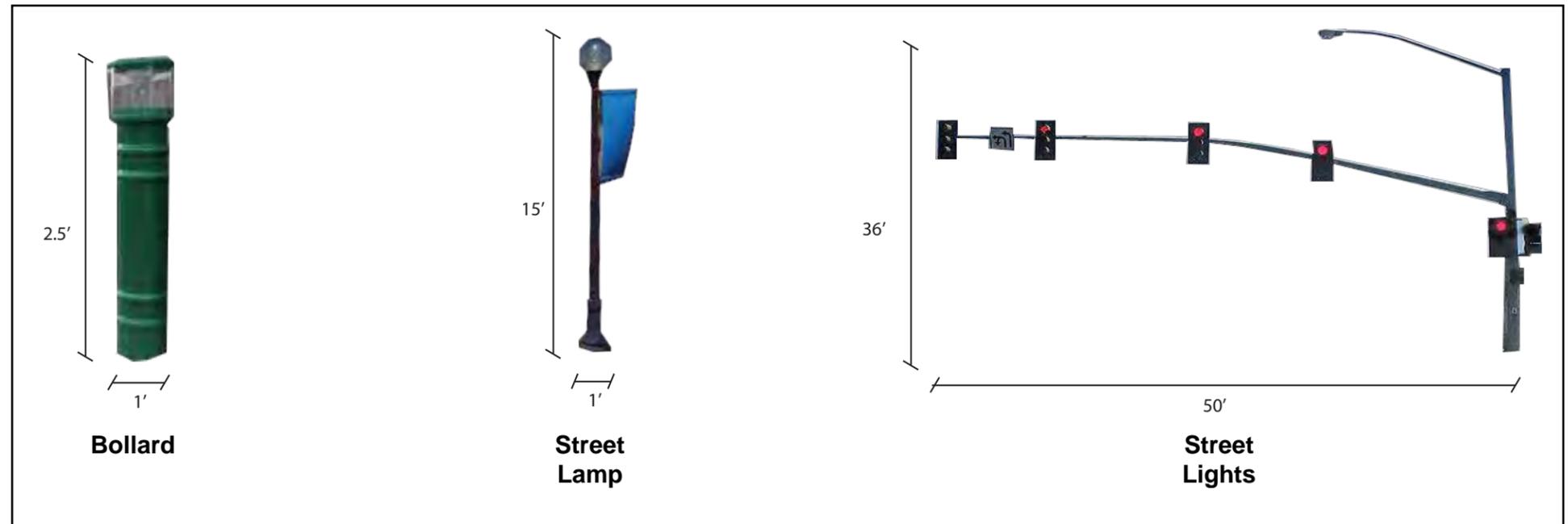
Safety and the sense of security was mentioned several times during meetings with city staff and stakeholders. One way of addressing these concerns is enhancing the level of illumination (similar to the recommendations included in the Parks and Greenways section). The diagram far left is a representation of the existing illumination level for the area adjacent to El Centro. The diagram to near left represents recommended levels of illumination using light features presented below. Lighting fixtures with low light pollution into private property is as important as lighting fixtures that effectively illuminate the right of way. Using city and county guidelines, our proposals will be able to satisfy guests to the public realm as well as residents. The Urban Renewal Area would also benefit from new, solar powered LED street lights that have been tested on the CSU Pueblo campus.



Existing Illumination conditions



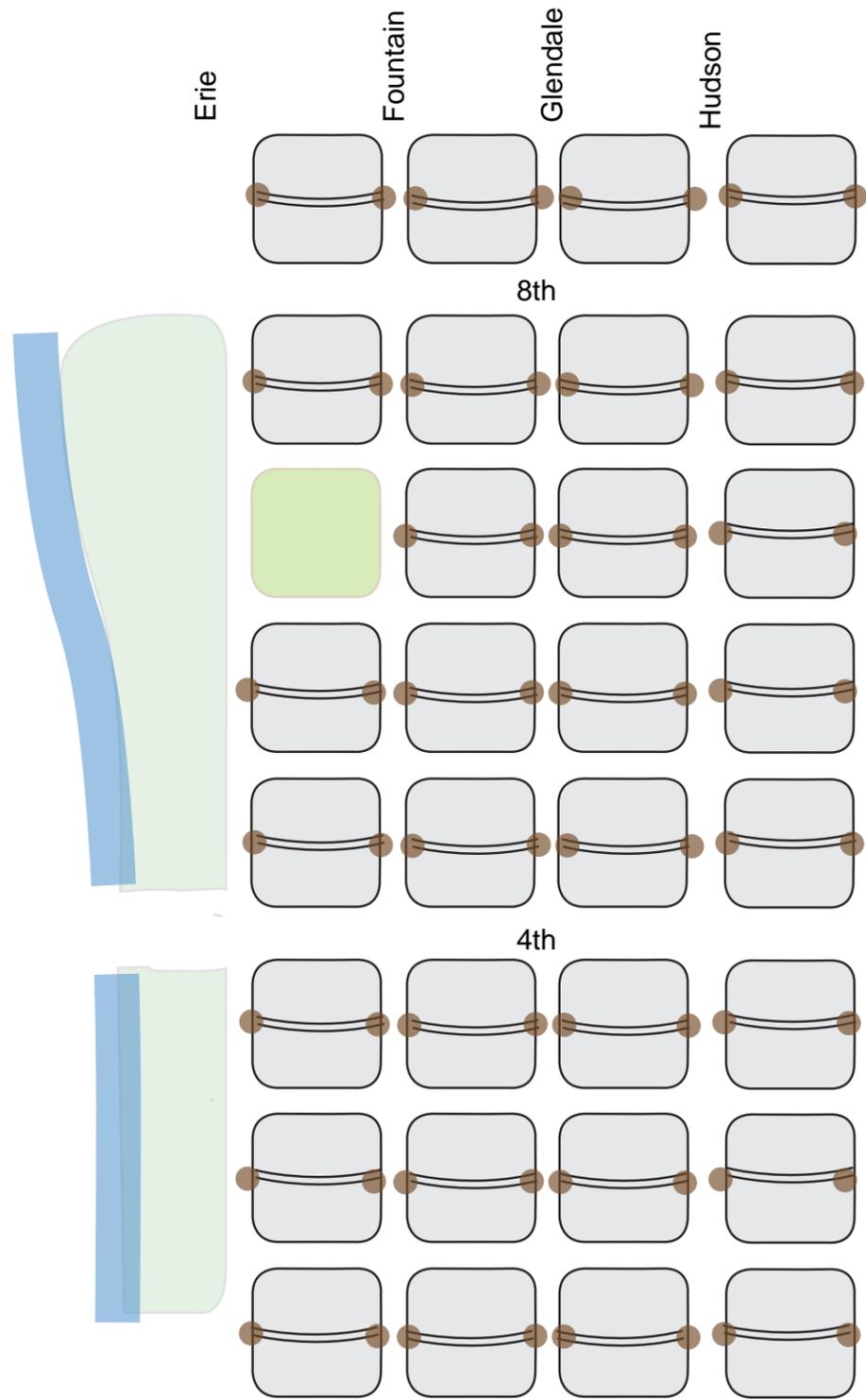
Proposed Illumination enhancements



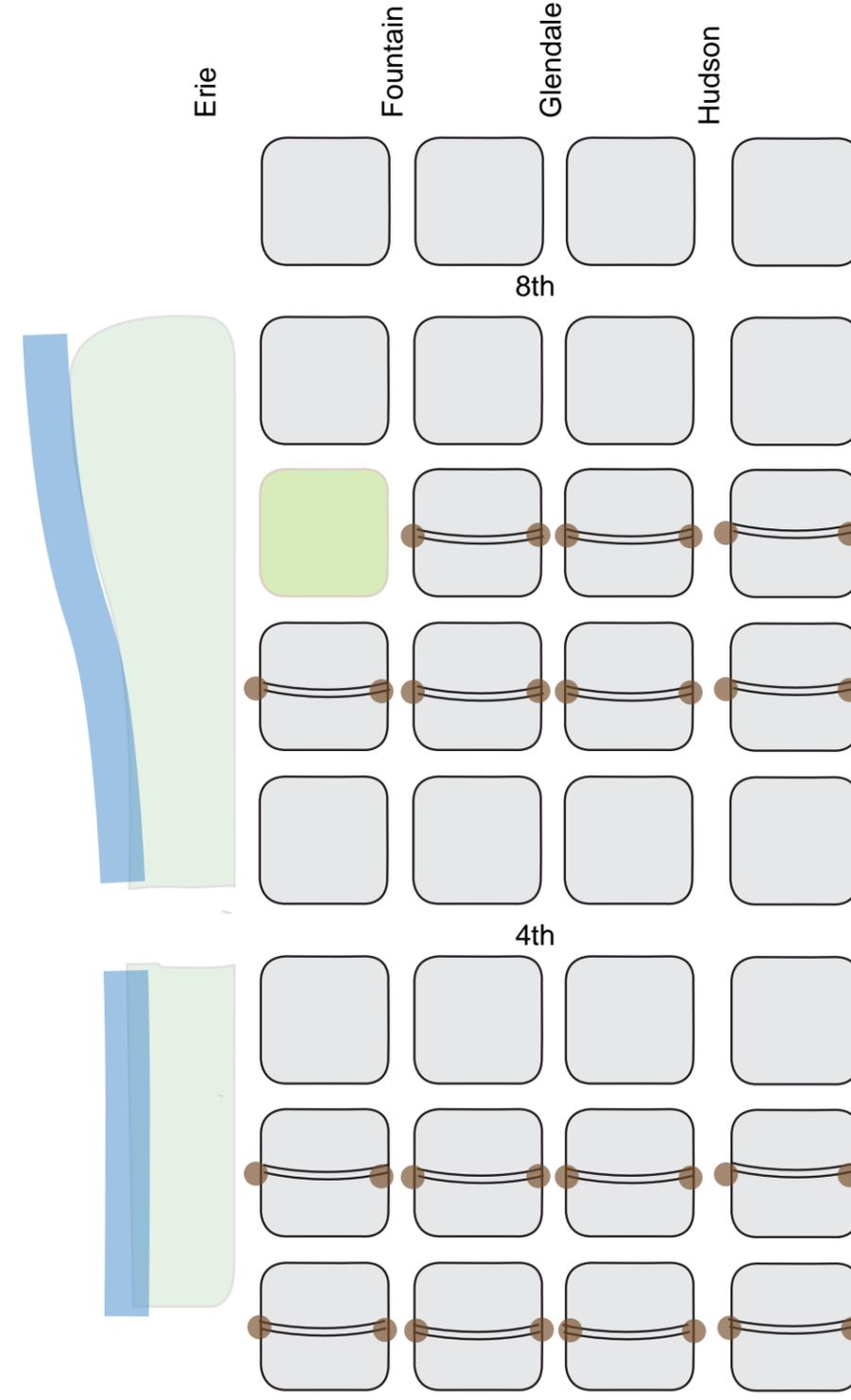
**PROPOSED LIGHT FIXTURE TYPES**

A comprehensive lighting plan using the above elements is recommended within all public right-of-ways





Existing overhead utilities conditions

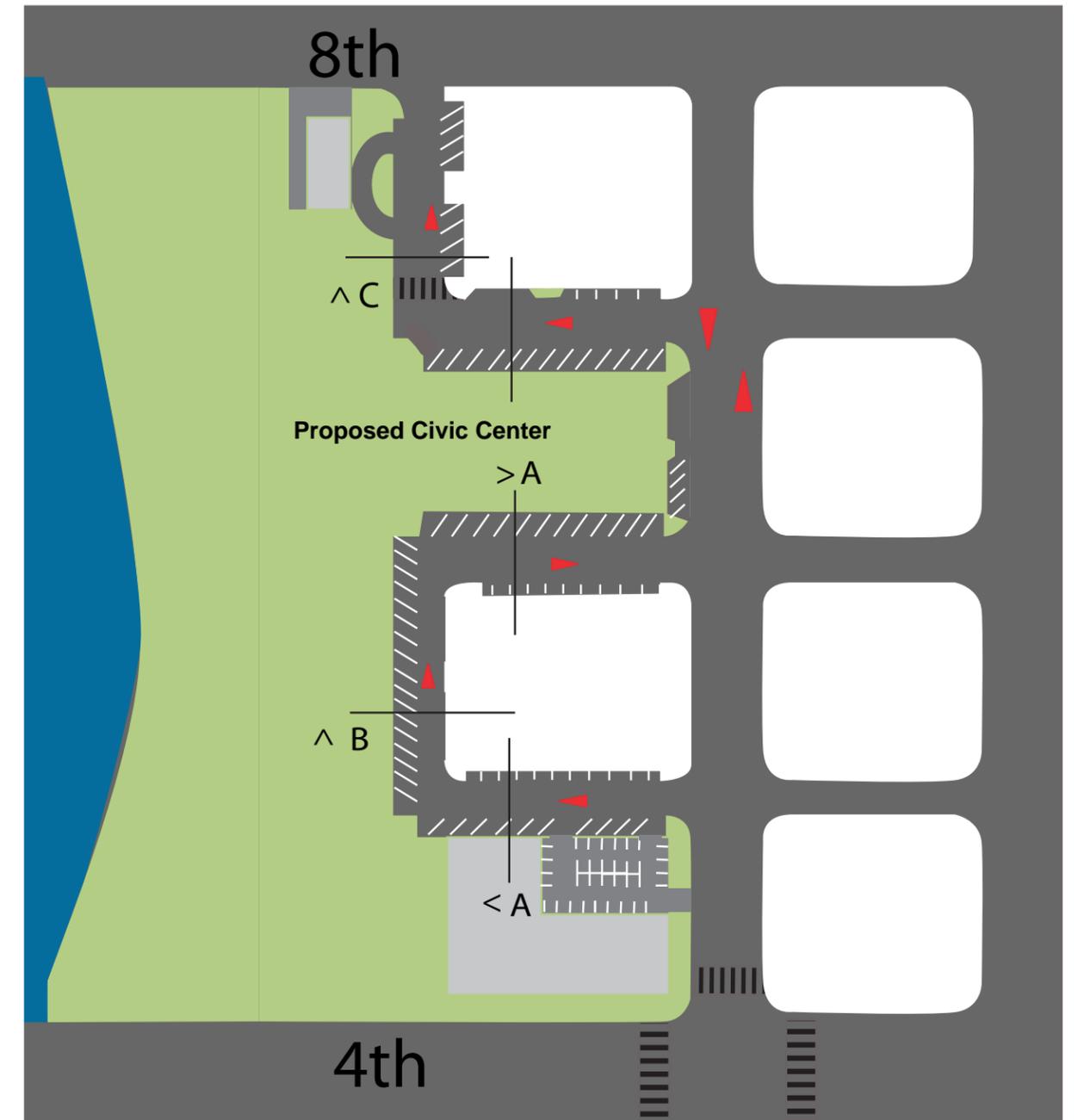
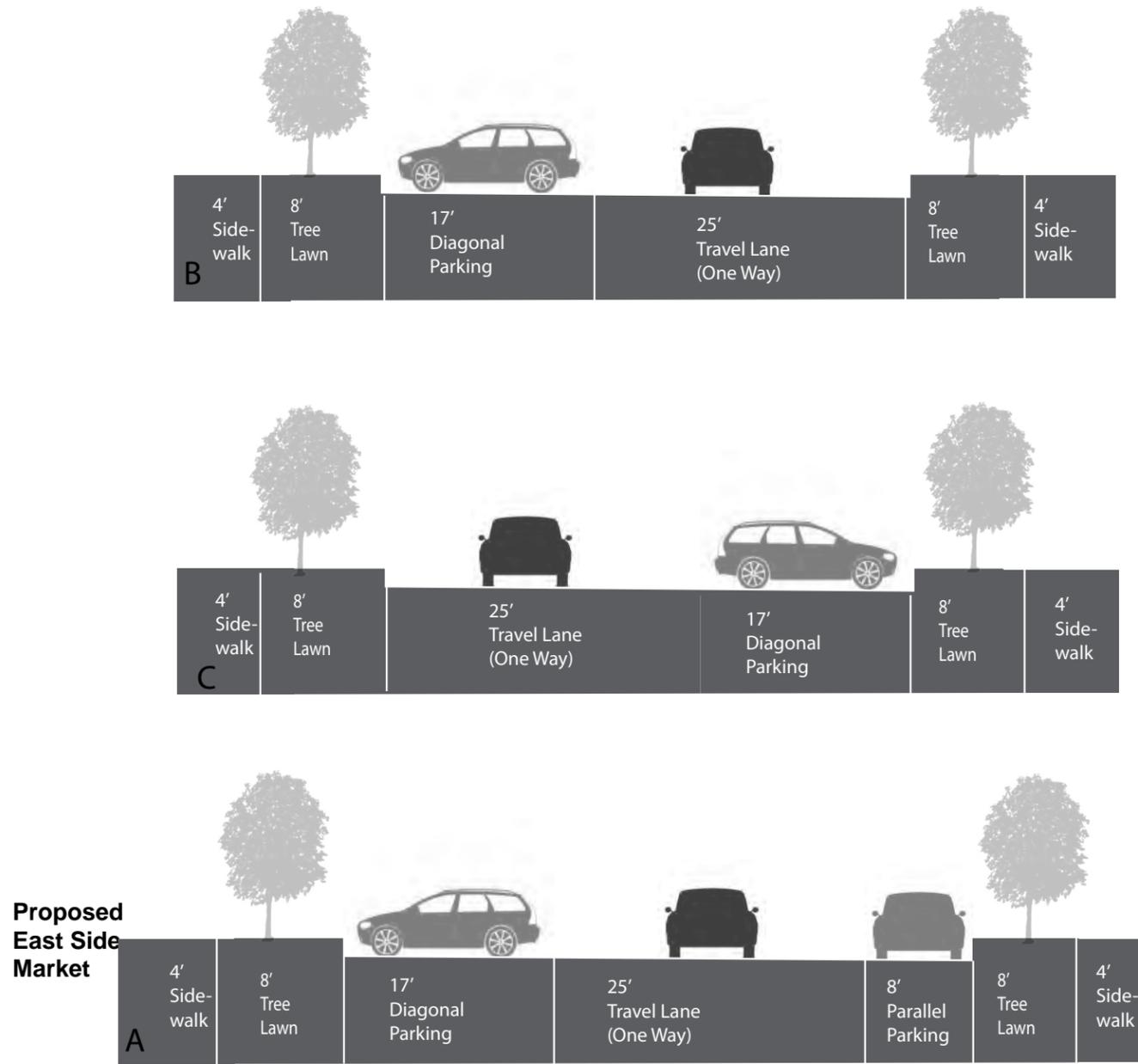


Proposed Utility Improvements

**OVERHEAD UTILITIES**

The power and communication lines in the commercial districts are proposed to be submerged as an option to enhance the character of the area. Not only would it beautify the aesthetics of the historic 4<sup>th</sup> street retail district, burial of utilities would increase the area of the public realm and promote safety to those using the space.

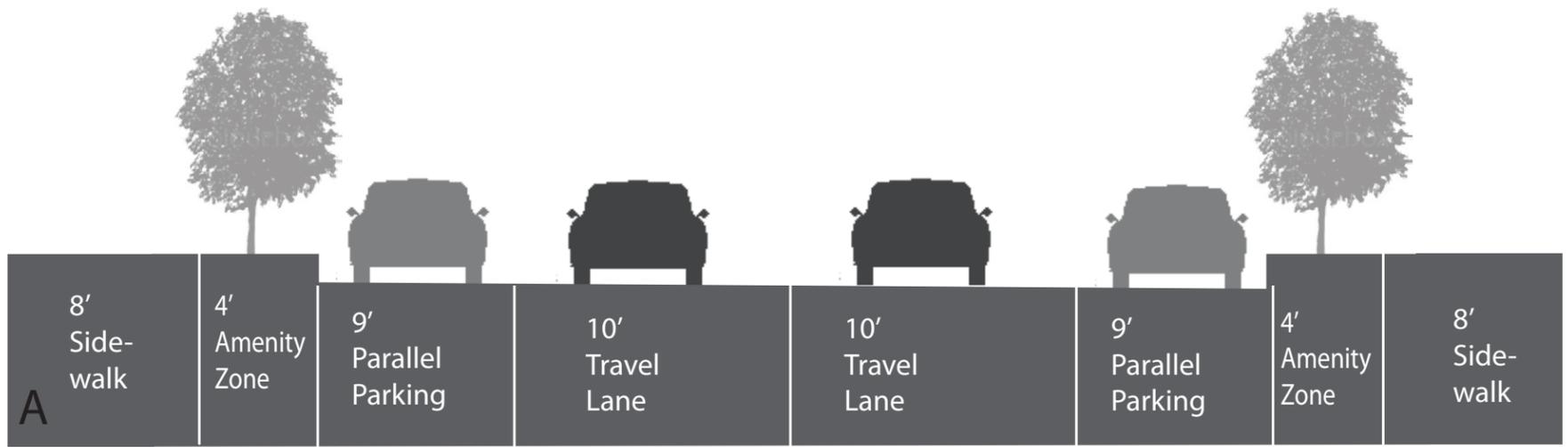




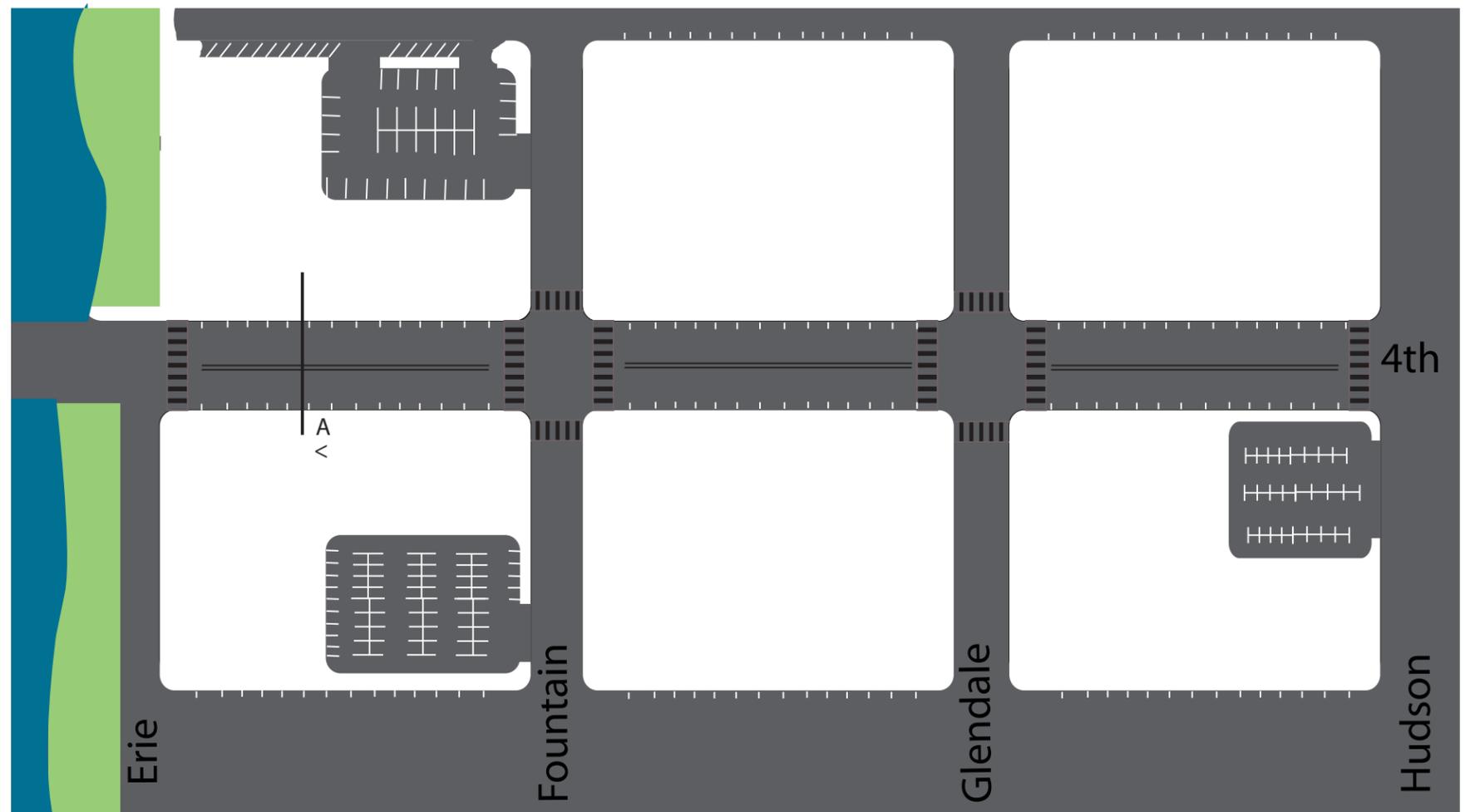
**CIVIC CENTER and EAST SIDE MARKET AREA RIGHT OF WAYS (UPPER EAST SIDE)**

The basis for many of the recommendations made is the reconfiguration of Erie Avenue. The current Erie Avenue is only available to automobiles from 5<sup>th</sup> street to 6<sup>th</sup> street and from 7<sup>th</sup> street to 8<sup>th</sup> street. Those areas have been designated as one way streets and as a result are ideal for diagonal parking. Throughout the new design access to the edge has remained and a new continuity of park and civic space has developed. The entire area had detached sidewalks with tree lawns.



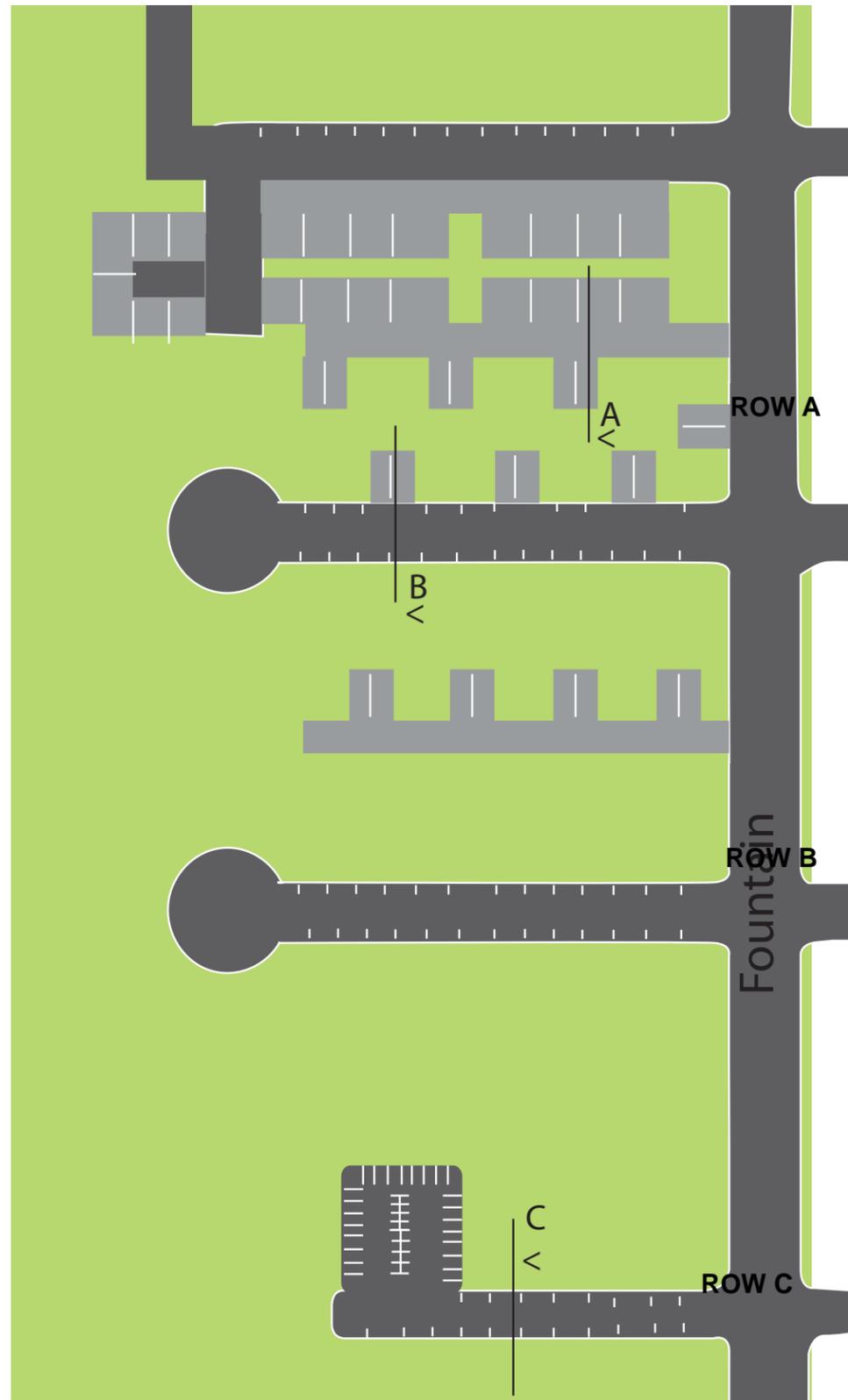


**4th St. COMMERCIAL DISTRICT**



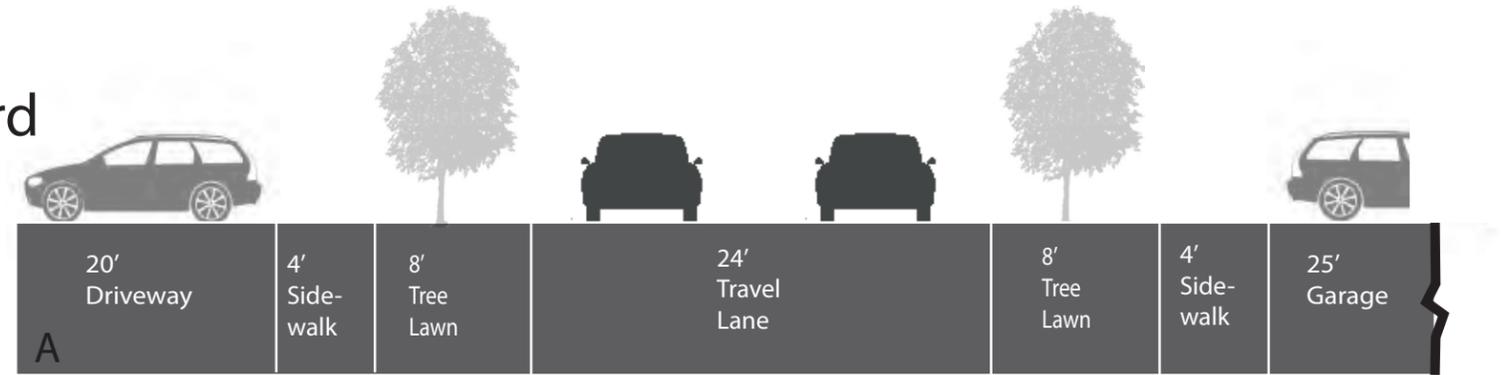
**4TH ST. COMMERCIAL DISTRICT RIGHT OF WAYS**

A key component to the East Side recommendations is reinvestment in the 4<sup>th</sup> Street commercial District. Businesses need to be assured that their location is accessible and to do that, our proposed 4<sup>th</sup> street parking strategy has maintained both lanes of on street parking along 4<sup>th</sup> street. There are also three surface lots in the area, which serve 4<sup>th</sup> street.

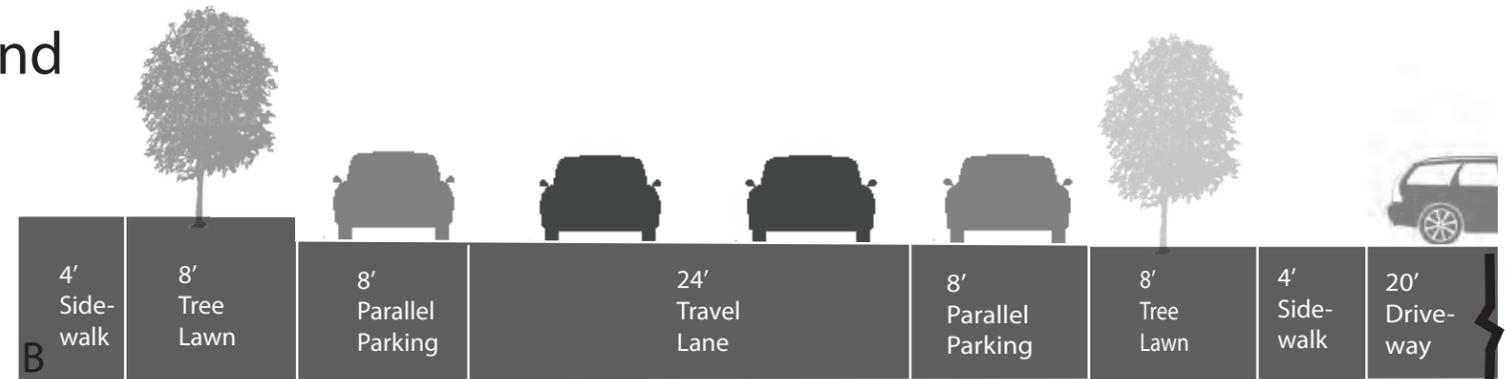


VICINITY MAP

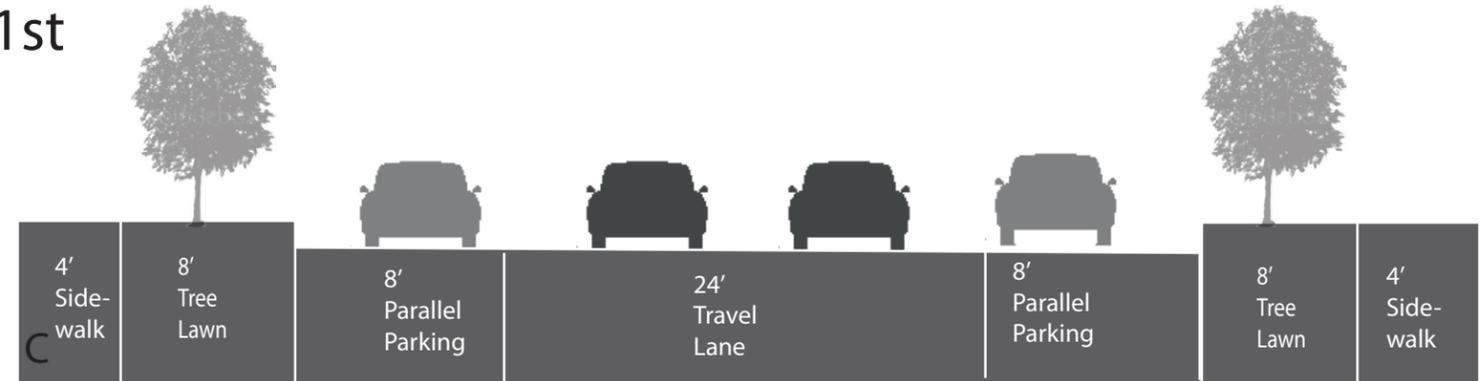
3rd



2nd



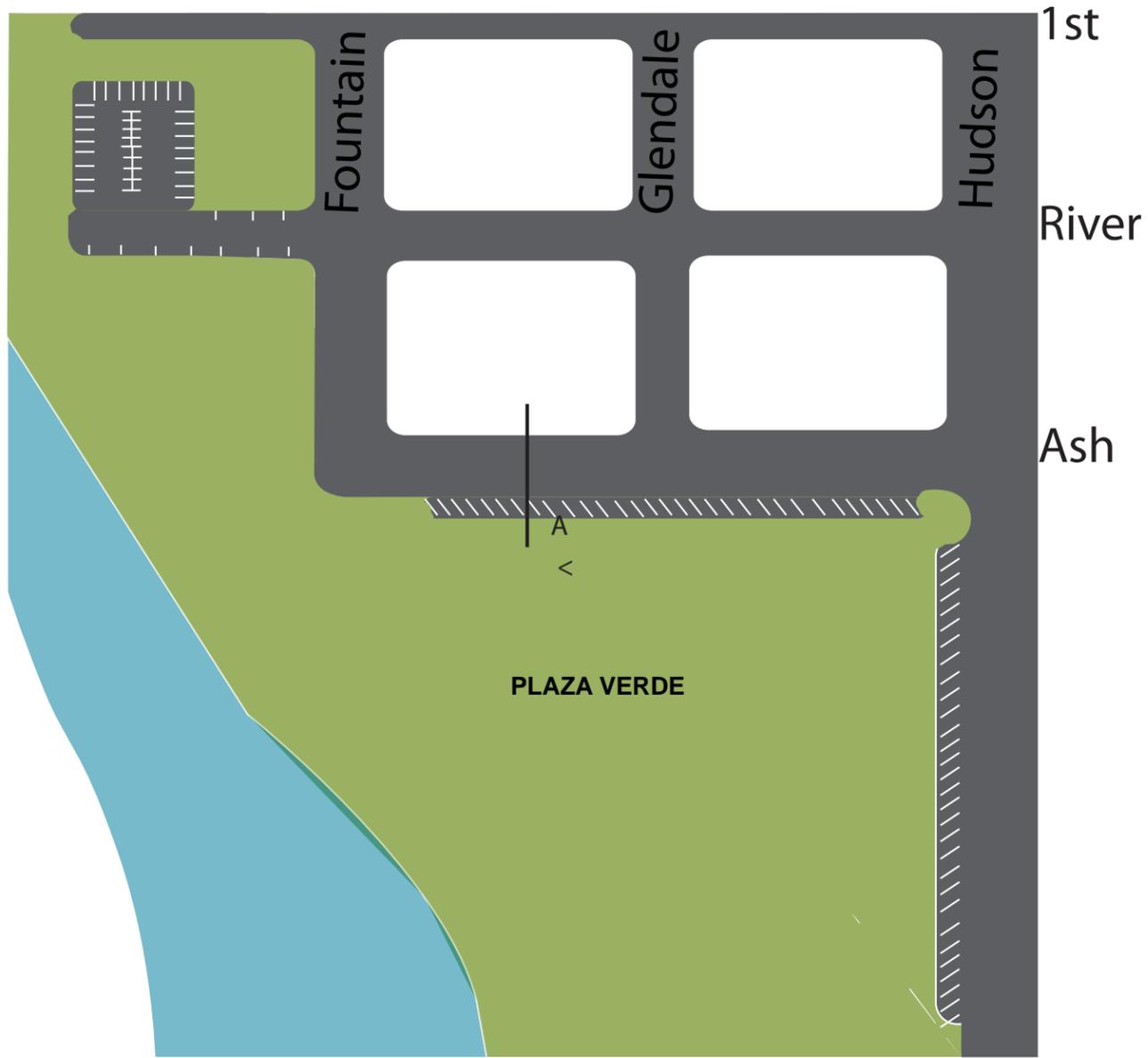
1st



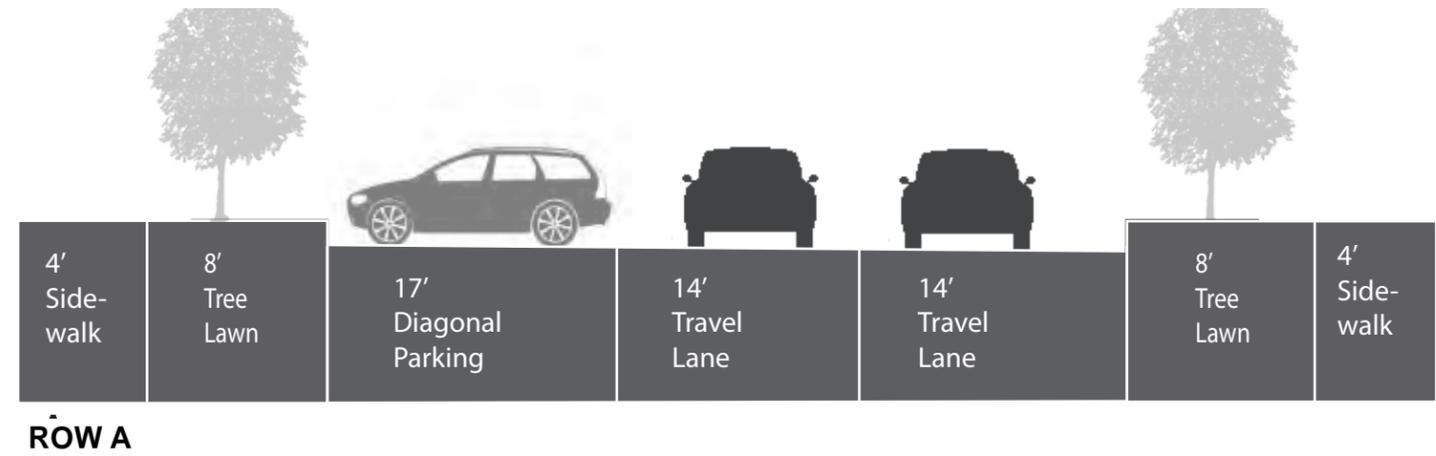
**FOWLER'S LANDING RIGHT OF WAYS**

The Fowler's Landing Infill development is an area where parking may be the most crucial as it is a residential district and a private destination. In order to ensure residents will choose to live in Fowler's landing they need to feel safe parking at night and walking to their new residence. Much of the area is supported by on street parking. Some of the special population housing is served by garages. There is also a surface lot on Ash Street which serves the small community clubhouse.





**PLAZA VERDE**



**ROW A**

**PLAZA VERDE RIGHT OF WAYS**

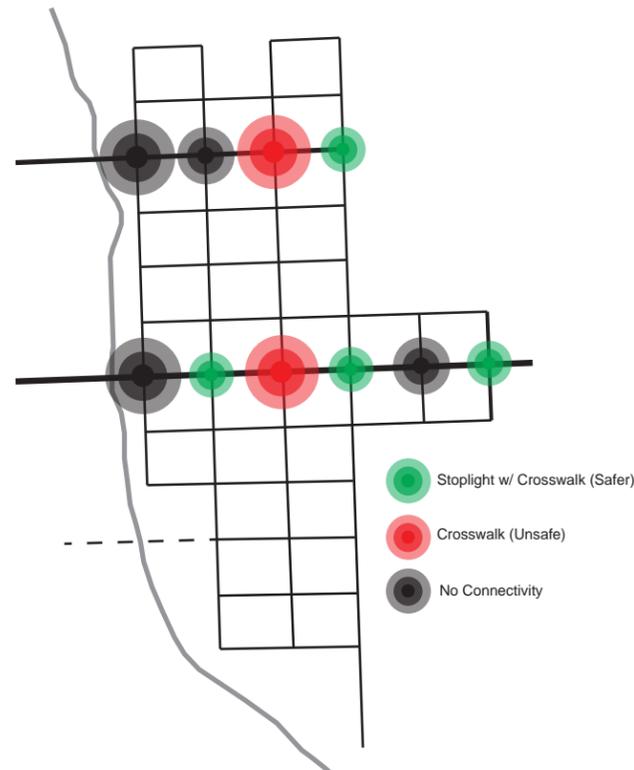
The Plaza Verde Recreational facility is served primarily by two long strands of diagonal parking; along Ash Street and along Fountain Avenue. The Fowler's Landing surface lot is also available to Plaza Verde patrons.





**Multi-modal accessibility**

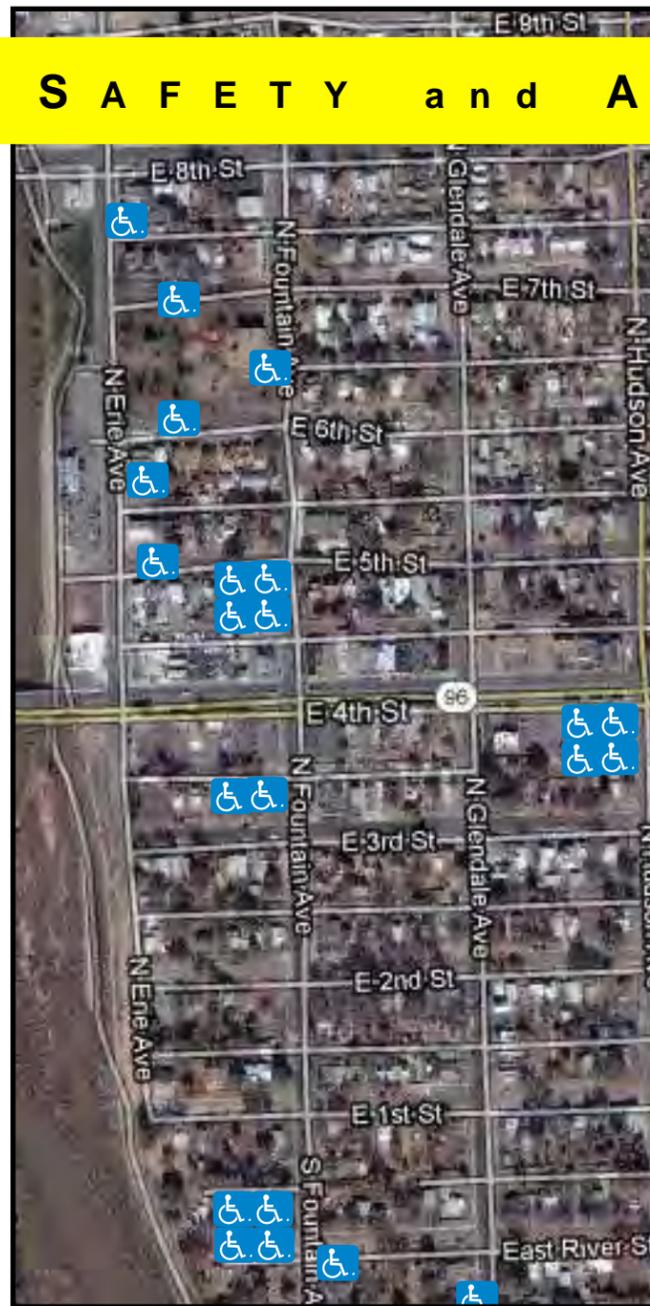
Safe and convenient access for all modes of users should be provided throughout the neighborhood



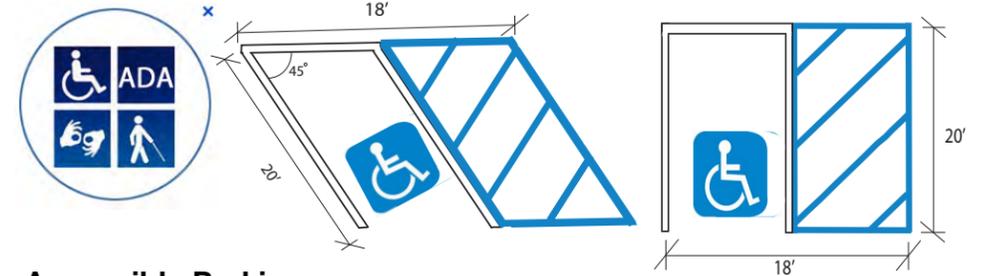
**Intersection Deficiencies**

Throughout the East Side there are challenges to safe movements

**S A F E T Y and A C C E S S I B I L I T Y**



**Accessible Parking Map**



**Accessible Parking**

Enhanced accessible parking throughout the neighborhood is recommended.



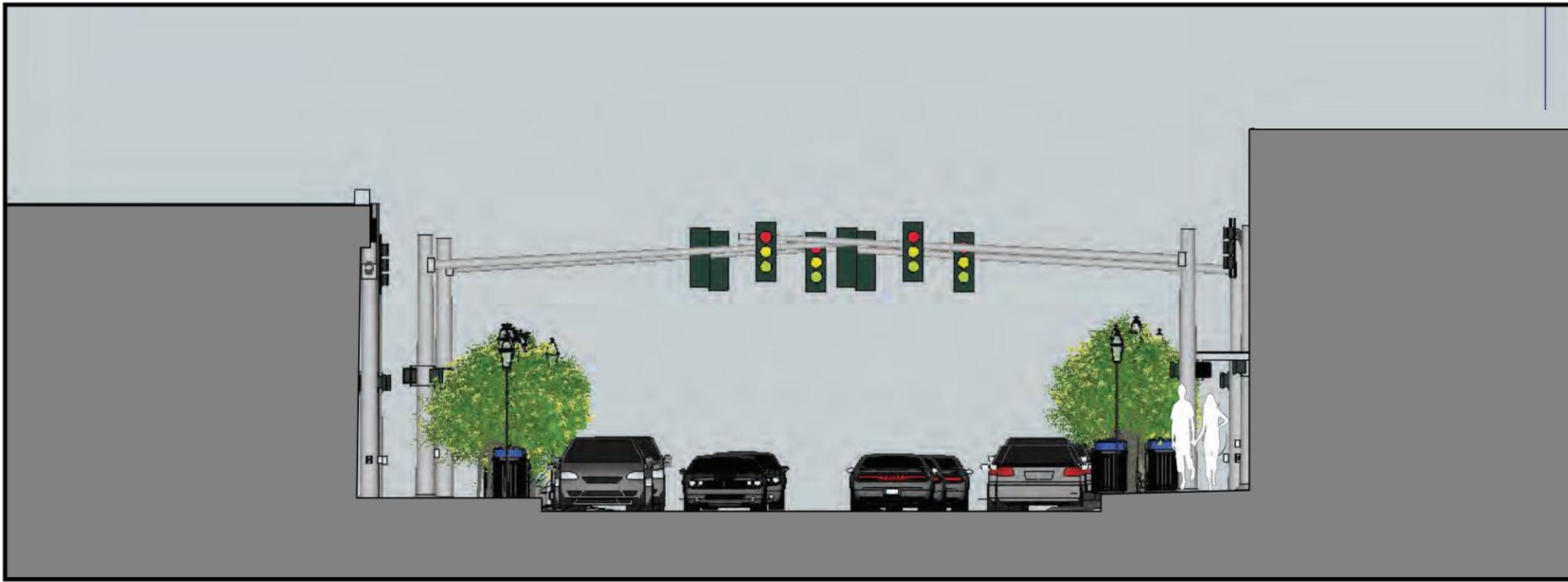
**Safe Crosswalks**

Articulated signage throughout the area for designated pedestrian crosswalks based upon other communities is proposed

**SAFETY and ACCESSIBILITY**

Safety and accessibility throughout the neighborhood is essential for all modes of transportation. There are accessible parking spaces designated in each of the parking areas in the neighborhood with the exception of the on street parking along 4th street due to complications with moving traffic. Crosswalks, some of which have been proposed in our plan, are introduced to the street by textured ramps. Crossing signals are also audible, and there are articulated, lit signs warning drivers of pedestrians in the vicinity.





4th ST ROW SECTION

**4TH ST. COMMERCIAL DISTRICT  
Demonstration Project**

Improvements to the public realm can be incorporated as public art, as is the case with the new crosswalk development proposal. These crosswalks can be designed by local artists, or students in the area, and made to reflect the heritage of the area (see images next sheet). There are many different types of art that can be replicated using the technique of stamped and stained concrete. Using these techniques, drivers will become more aware of where pedestrian areas are and will maneuver the areas with more caution.

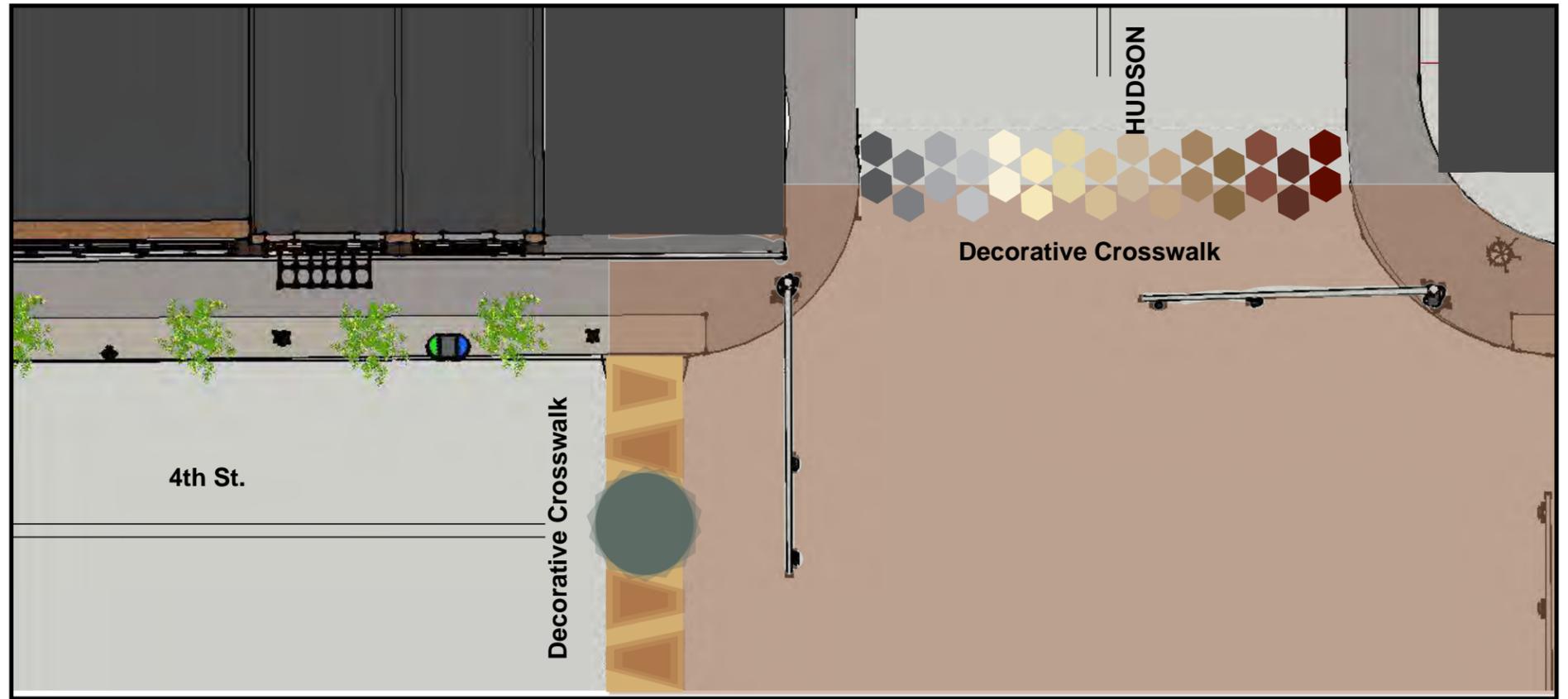


4th ST DEMONSTRATION PROJECT: 4th St (Glendale to Houston)

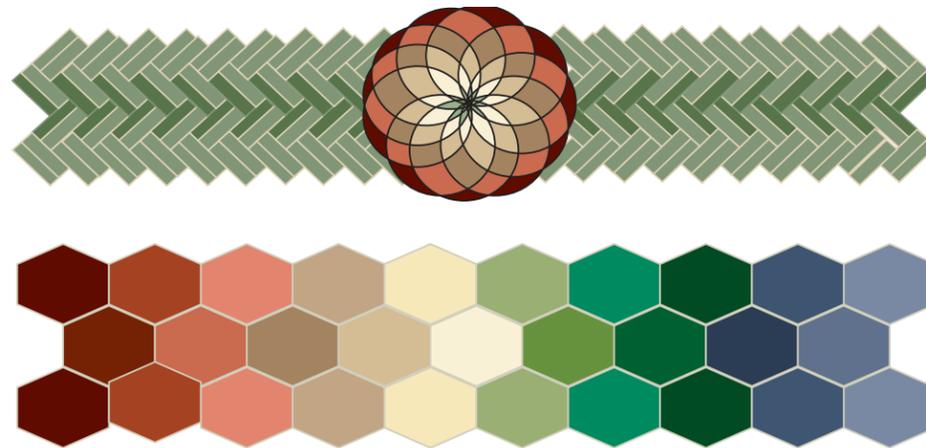


**CROSSWALKS as PUBLIC ART**  
**4th and Hudson Demonstration Project**

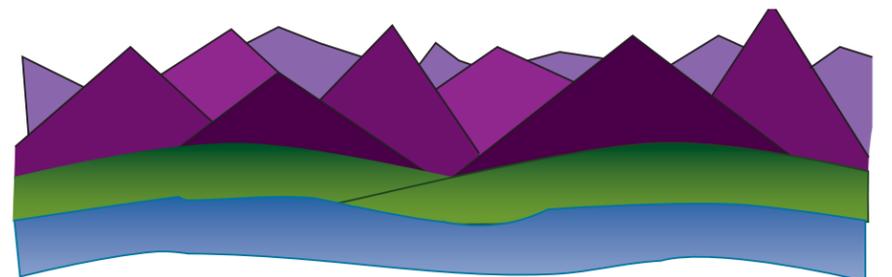
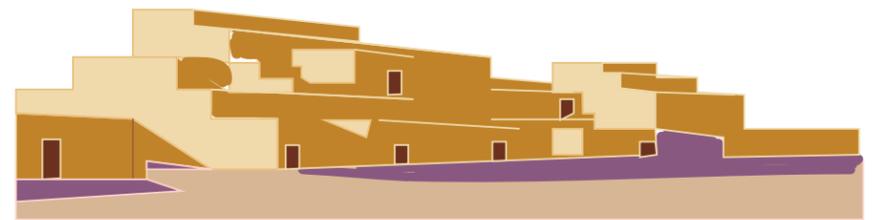
The Praxis Studio recommends the 4th and Hudson intersection as the preferred intersection for the proposed demonstration project.



4th and Hudson Demonstration Project



CROSSWALK THEMES



**4TH ST. PUBLIC REALM IMPROVEMENTS**

**Concepts**

The images on this page represent how the new streetscape and intersection proposals will interact with the new façade treatment plans for the commercial district. The result is a more desirable pedestrian experience and a safer public realm.



**Proposed Material Palette**



**North Side of 4th St. Looking towards Hudson**



**North Side of 4th St. Looking towards Glendale**







## INTRODUCTION

At one time, the East Side had several neighborhood service centers that helped define the neighborhood's vibrant culture. Over the years, these centers have either disappeared or have been degraded. However, the areas that do remain present the opportunity to once again become a vibrant neighborhood service hub. Prominent among these is the 4<sup>th</sup> Street commercial area. The recommendations of the section of the plan is to provide opportunities for commercial revitalization and the establishment of a renewed East Side "Main Street" that supports the existing community and openly invites new comers to "La Familia".

## PRINCIPLES

The recommendations contained within this section are guided by the following principles:

- Re-establish the Neighborhoods Center
- New Development should build upon traditional examples
- Development and Revitalization should promote a healthy life sytle; i.e.
- Establish pedestrian friendly, family oriented, safe environments

## PRIORITY PROJECTS

The recommended projects with this section include:

- 4th St. Revitalization
- Facade Renovations
- East Side Market Catalyst



*Re-establishment of the 4th St. Commercial District as a viable neighborhood center is a key component of this section. Above; the proposed East Side Market catalyst project.*

**GUIDING PRINCIPLES**

- Reinvestment within the 4<sup>th</sup> Street Commercial District
- Enhancement of Safety and Community Pride
- Provide opportunities for Businesses and Employment
- Promote Mixed Use Development, Pedestrian Activities, and a Healthy Night Life

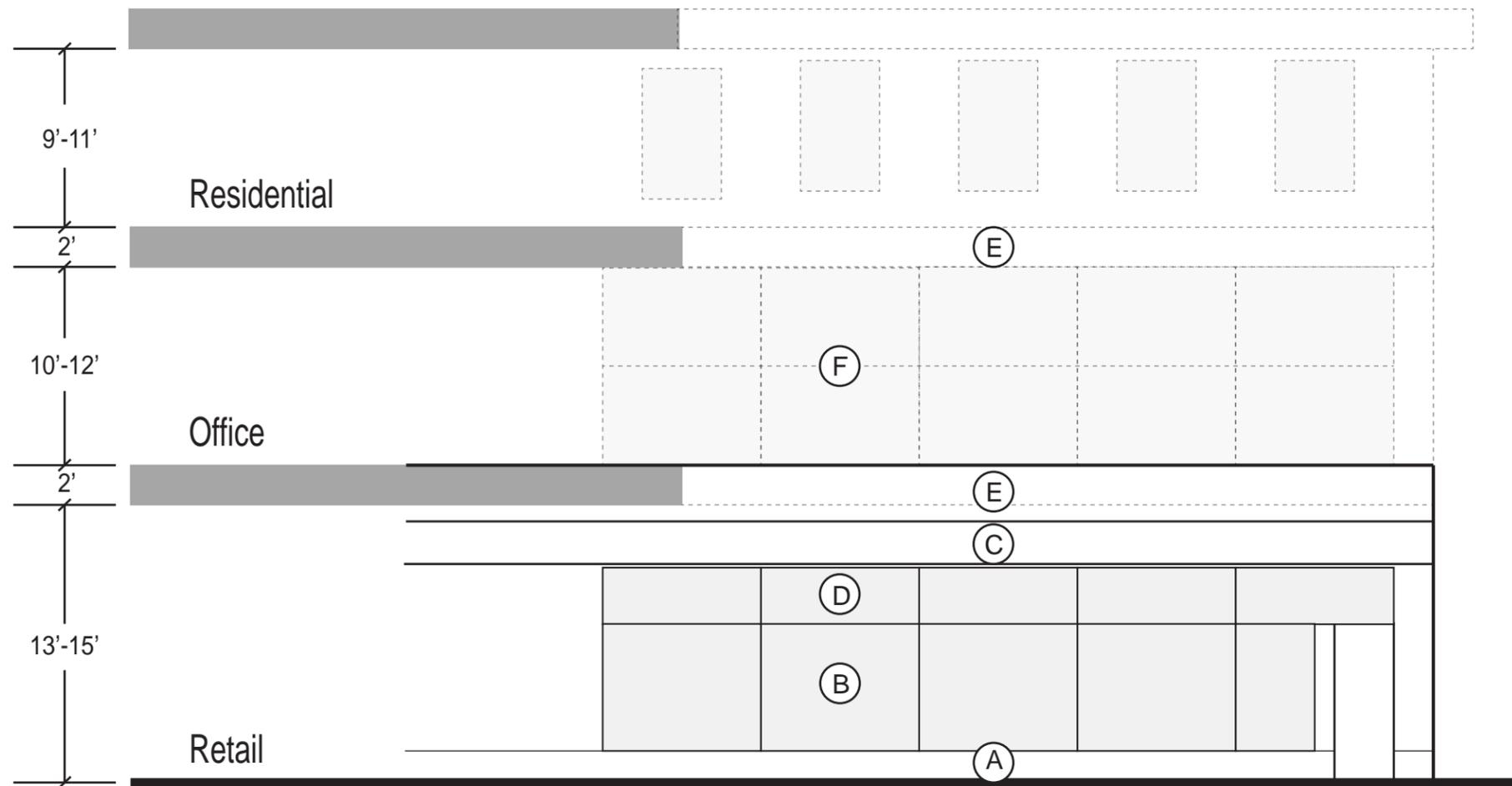


**4th St. COMMERCIAL DISTRICT PHASING**

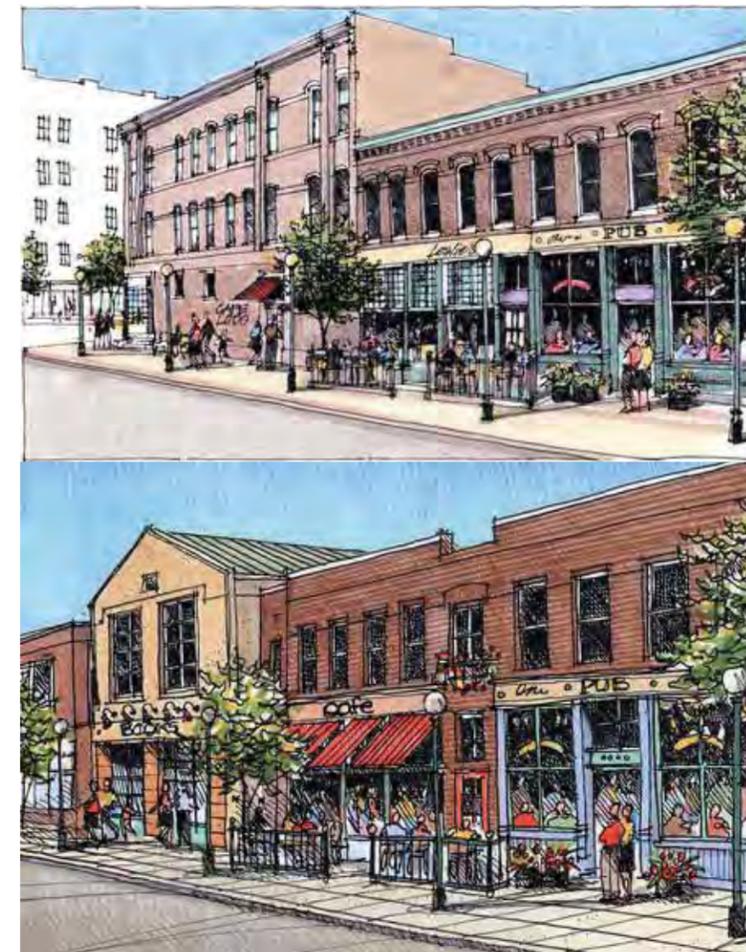
Per the map on the left, the recommendations in the section for reinvestment within the 4<sup>th</sup> St. Commercial Core will be considered in the following three phases:

1. Infill
2. Façade Renovation
3. Catalyst Market





- (A) 2' Kick Plate
- (B) Large, Transparent Display Windows
- (C) 2'-3' Sign Band/Awning Cover
- (D) Clearstory Windows
- (E) 2'-3' Cornice/Transom
- (F) Semi-reflective Office Windows



### Architectural Character

Buildings should be designed so that the first floor is designated for retail use, the second floor either office or residential space (dependent upon the building's height) and the third floor (top level) as residential. The retail space should provide a traditional high ceiling, enabling the placement of large display windows and clerestory windows or a sign band. The second story (either office or residential) should provide a slightly lower, yet comfortable ceiling height. Multiple story development on infill parcels are not required, however are acceptable and encouraged within these recommended guidelines.





Contemporary Facade

**Infill Precedents**

The photos above and at right demonstrate that façade renovations and new infill projects can reflect the traditional architecture of each block along 4<sup>th</sup> Street while still using contemporary design and materials.



Commercial Two Story

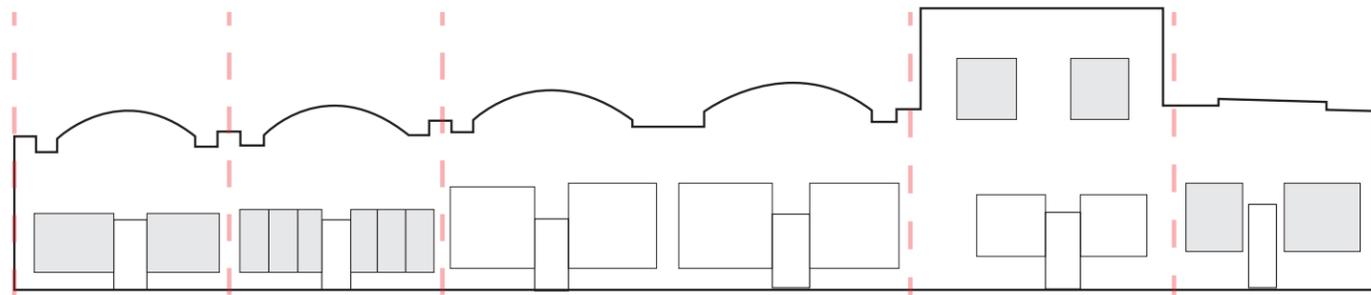


Mixed Use  
(Retail lower level with residential upper levels)

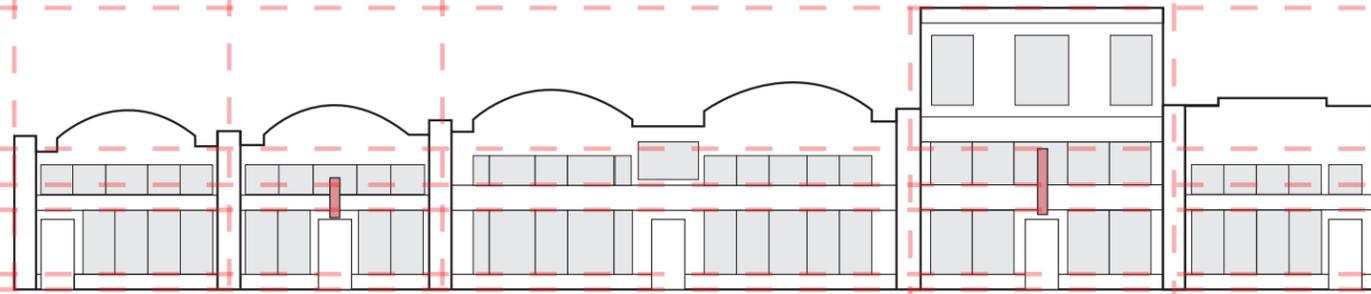


Commercial - One Story





Existing



Retail Level Renovation

### Facade Renovations

The illustrations above demonstrate the principles for infill development using both one and two story examples.

Facade renovations should maintain the character of the existing building and block, while creating an aesthetically pleasing and transparent front. “Contemporary” style renovations should be built in a way that compliments and supports the traditional facade orientation and layout. If a second story is planned on being built, the development should also follow the facade orientation and guidelines as the first story. See examples on the right.





Perspective View from 4th St. and Glendale Ave.



Contemporary Facades with Traditional Character

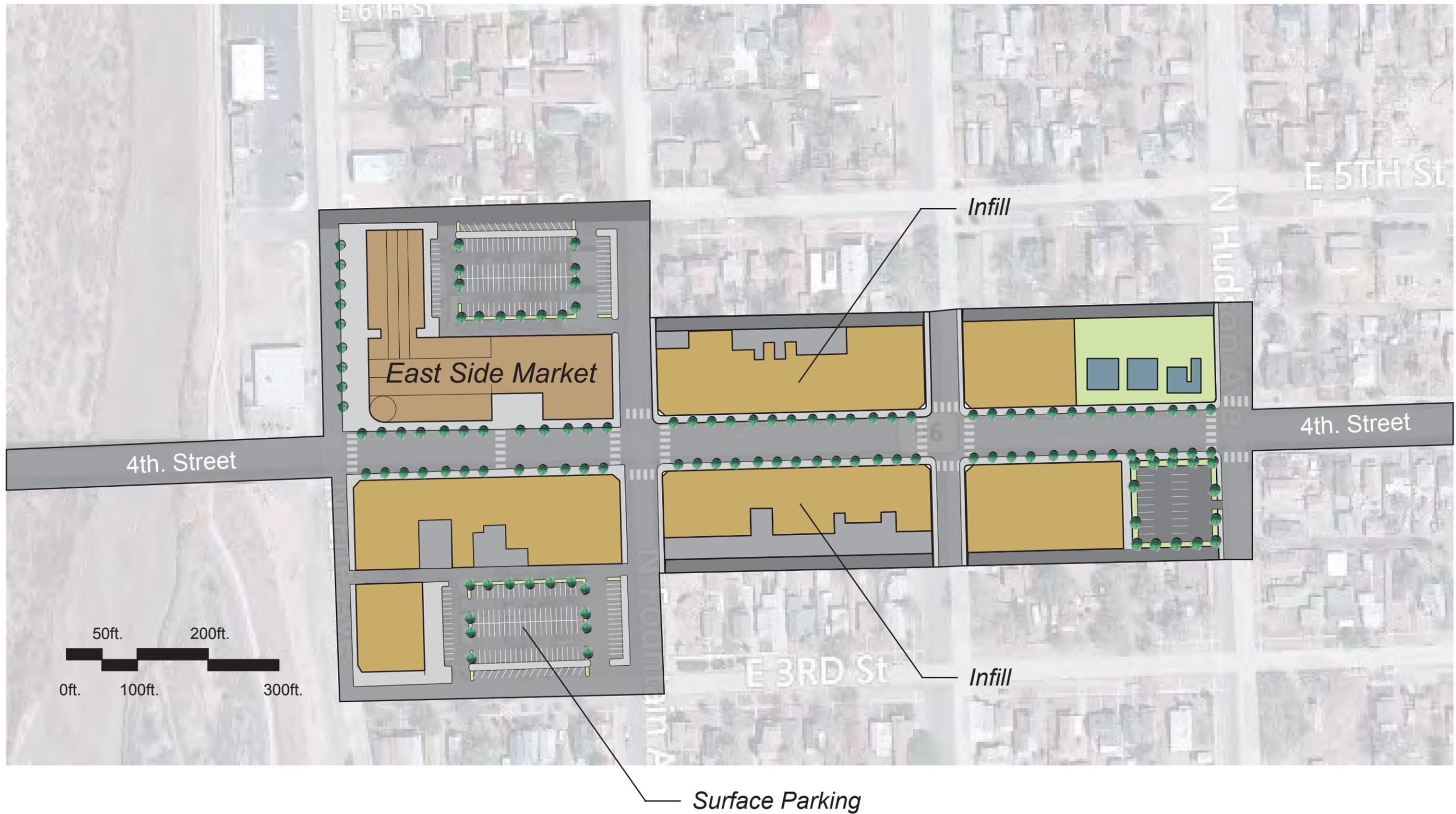


North Side of 4th St. Between Fountain and Glendale Ave.

**Infill**

The illustrations above demonstrate the principles for infill redevelopment using both one and two story examples.

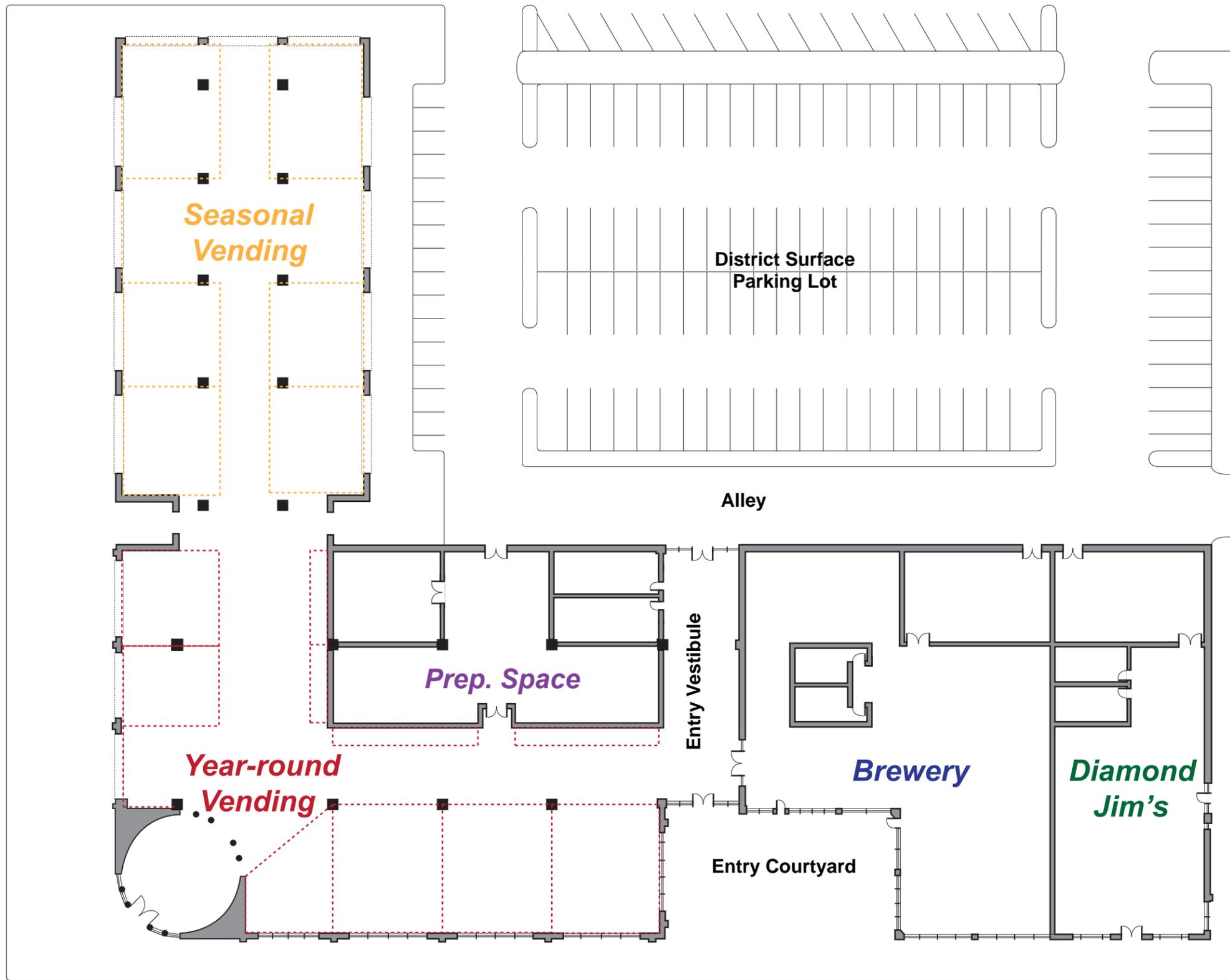




### 4th St. Commercial Reinvestment Plan

The plan above represents how the three different phases of reinvestment and development would aggregate into a final build-out, including a “Catalyst Project” (the East Side Market) that will serve as a gateway and anchor in the district.

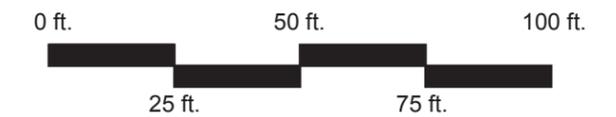




**THE EAST SIDE MARKET**

A key recommendation of this section is the development of a Catalyst Project that will “anchor” the 4<sup>th</sup> Street Commercial District in the East Side as well as serve as a gateway into the neighborhood.

This plan illustrates the proposed East Side Market which would include Year-round and Seasonal Vending, grocery preparation space, a brewery and an adaptive reuse of the existing Diamond Jim’s Restaurant. The buildings architectural style is based off of the traditional building style of Diamond Jim’s with a contemporary spin.





*Year Round Vending Space*



*Atrium*



*Seasonal Vending Space*

**The East Side Market Concepts**

The above renderings represent how the interior of the market might look like.





Market/Brewery Mid - Block Courtyard



Diamond Jims



4th. & Erie Entrance

### The East Side Market Concepts

The above renderings represent how the exterior of the market might look like; incorporating the traditional architectural style of the block into a contemporary building.





## INTRODUCTION

The East Side Neighborhood was originally anchored by several key civic facilities. Today, few remain. One of the most important is El Centro del Quinto Sol. In many ways, El Centro serves as the “heart of the community.” Designed and built around the turn of the century, programs for the site are very limited and there is currently not adequate space for an expanded number of uses. The facility and associated park areas are strategically located adjacent to the proposed Fountain Creek greenways improvements and the proposed 4th St. Commercial redevelopment area. Weaving these areas together into one primary catalyst site that accommodate for a variety of uses, community service programs and event in a concentrated civic center hub that serves both East Side residents and visitors alike is proposed. Civic buildings and centers play an important part in establishing a city's community and character. Currently, the majority of civic buildings within Pueblo lie on the west side of I-25, leaving the East Side Neighborhood isolated from the civic aspects of the city. Expanding on the existing El Centro del Quinto Sol civic center will help create identity and character for the East Side, as well as expanding the existing tight-knit community within the neighborhood. This will also involve making it a destination point within the neighborhood, as a place for people to go to and to gather for events.

## PRINCIPLES

The recommendations contained within this section are guided by the following principles:

- Re-establish Civic Center Uses
- Enhance Existing Public Realm
- Facilitate Activity
- Provide Capacity for Community Service Programs

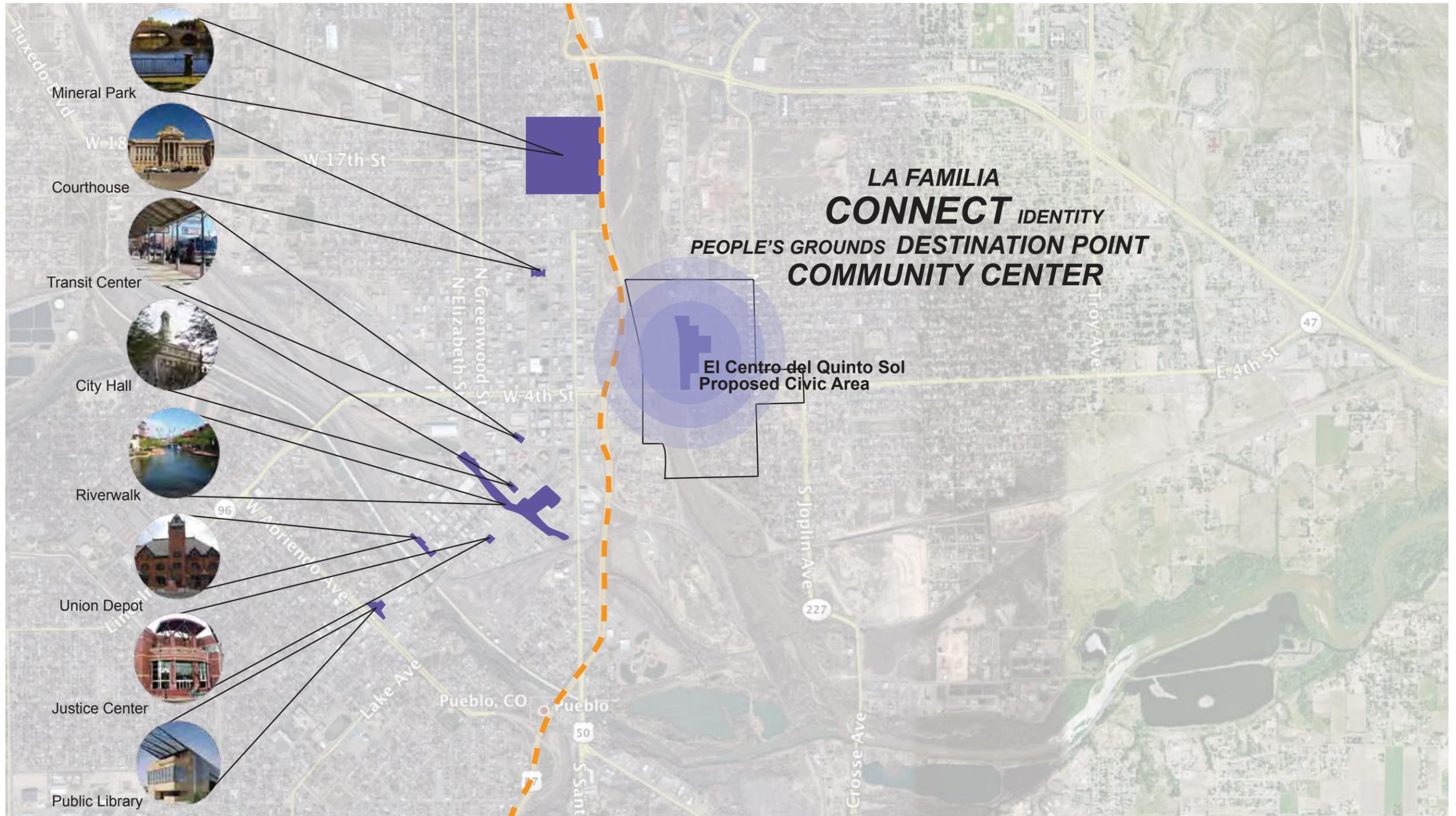
## PRIORITY PROJECTS

The recommended projects with this section include:

- El Centro Expansion
- El Centro Plaza and Grounds
- Community Pavilions
- Tool & Seed Library
- Provide Capacity for Community Service Programs



*Enhancement and Expansion of Civic Center uses in the East Side Neighborhood are a core strategy for its redevelopment.*



**CONTEXT/MAP SLIDE:**

Civic buildings and centers play an important part in establishing a city's community and character. Currently, the majority of civic buildings within Pueblo lie on the west side of I-25, leaving the East Side Neighborhood isolated from the civic aspects of the city. Expanding on the existing El Centro del Quinto Sol civic center will help create identity and character for the East Side, as well as expanding the existing tight-knit community within the neighborhood. This will also involve making it a destination point within the neighborhood, as a place for people to go to and to gather for events.





VICINITY MAP



El Centro del Quinto Sol  
"Center of the Fifth Sun"

The Heart of the  
Community



Historic Fountain School

El Centro is only remaining  
part of the school

Gymnasium of Fountain  
School, remodeled for  
community / rec center

El Centro del Quinto Sol, in Spanish, means "Center of the Fifth Sun." To further translate through traditional mythology of Mexico, this comes to mean the "center of everything," or "the heart of the community." The site on which El Centro sits is the historic Fountain School, which has been a strong identifier of the East Side through Pueblo's history. The existing building is the gymnasium of the historic school, and as of today, it has been remodeled as a recreation and community center.





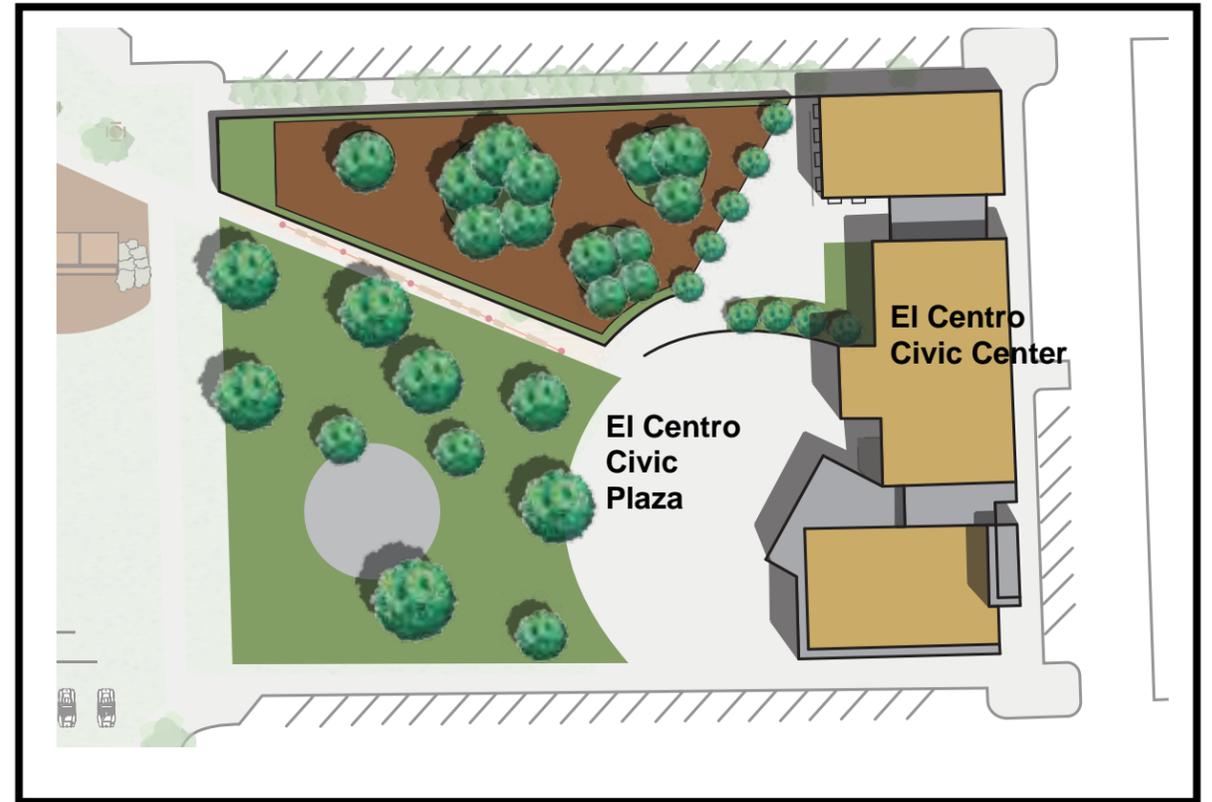
1

**EL CENTRO CIVIC CENTER SITE PLAN CONCEPTS**

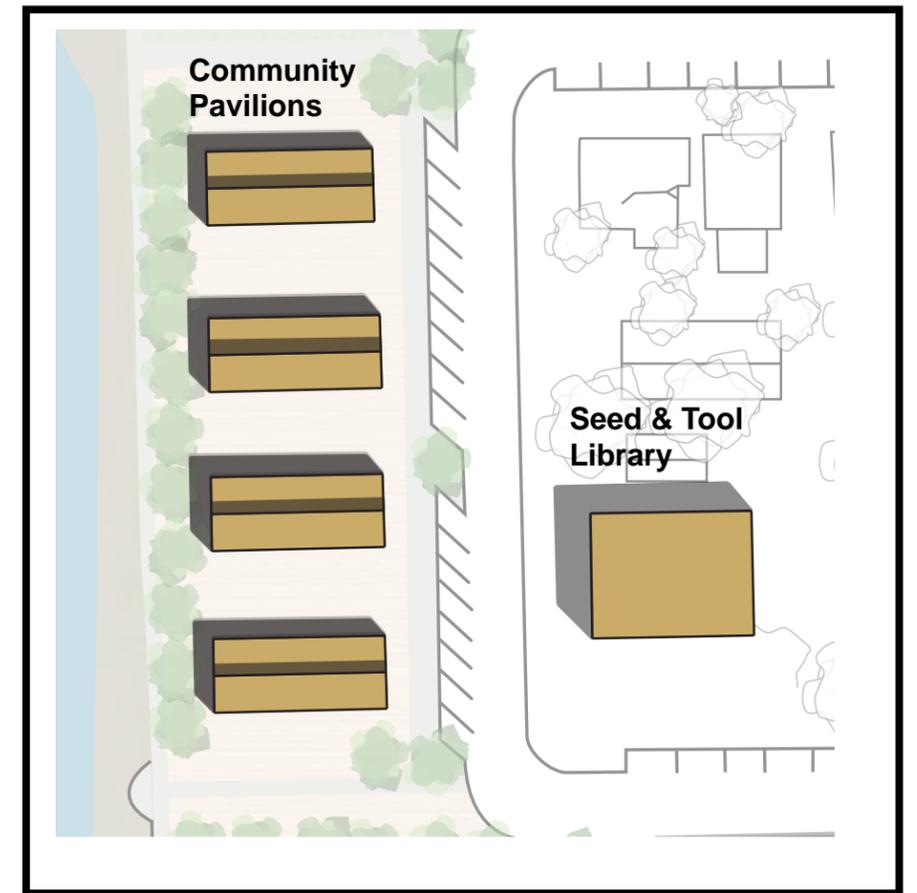
**Figure No. 1** provides an overview of the El Centro Civic Center and how it relates to the greenway and park proposals.

**Figure No. 2** shows the winged additions to El Centro as well as the proposed changes to the park space, showing a strong datum connection to the park system, as well as creating a boundary between formal space, and informal space.

**Figure No. 3** shows the proposed community pavilions and the renovated seed & tool library.



2



3

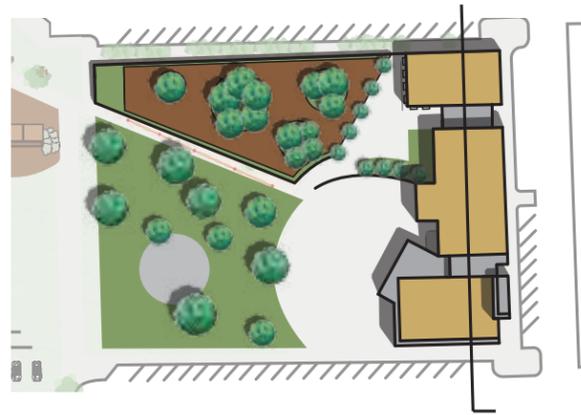




## OVERVIEW OF CONCEPT OF EL CENTRO CIVIC CENTER

The wings added to El Centro build off of the architectural character of the existing building through the use of materials and patterns that are consistent with those that are existing. A boundary between the formal space and the informal space is produced through both a difference in height as well as a green wall, which functions both as a barrier and as an interactive experience.





Vicinity Map

**EI CENTRO COMMUNITY CENTER**

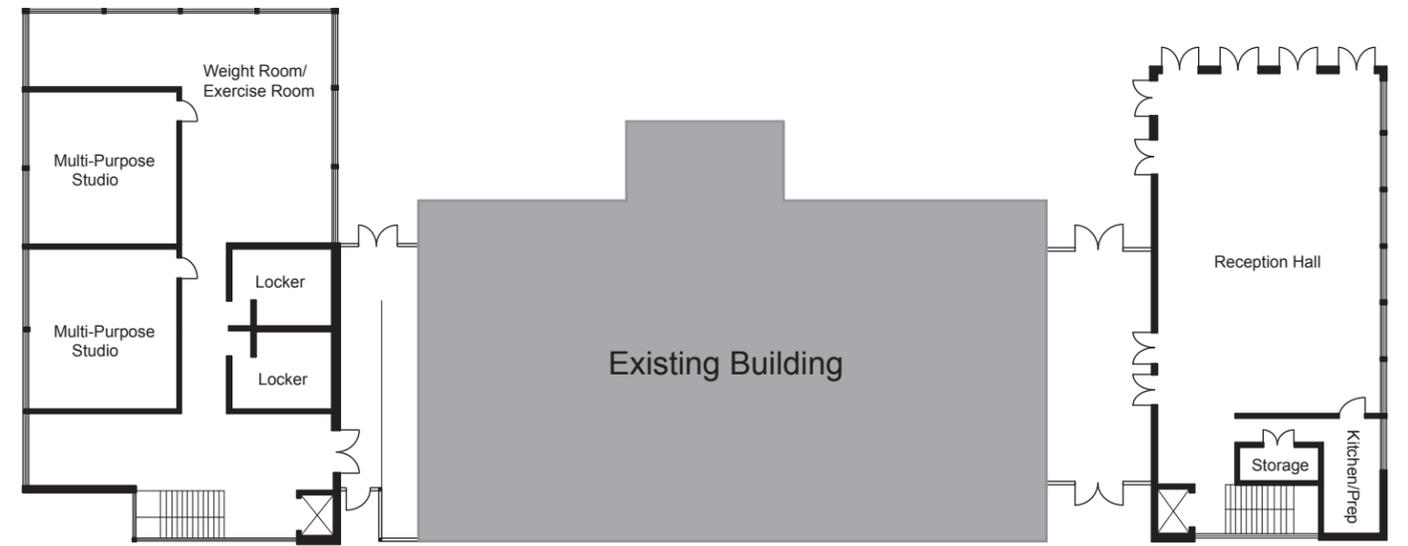
The El Centro Community Center is the only remaining component of the historic Fountain School. It is strategically located and capable of serving as the anchor for the proposed Civic Center. In this proposal, it is recommended that two wings be considered:

**North Wing**

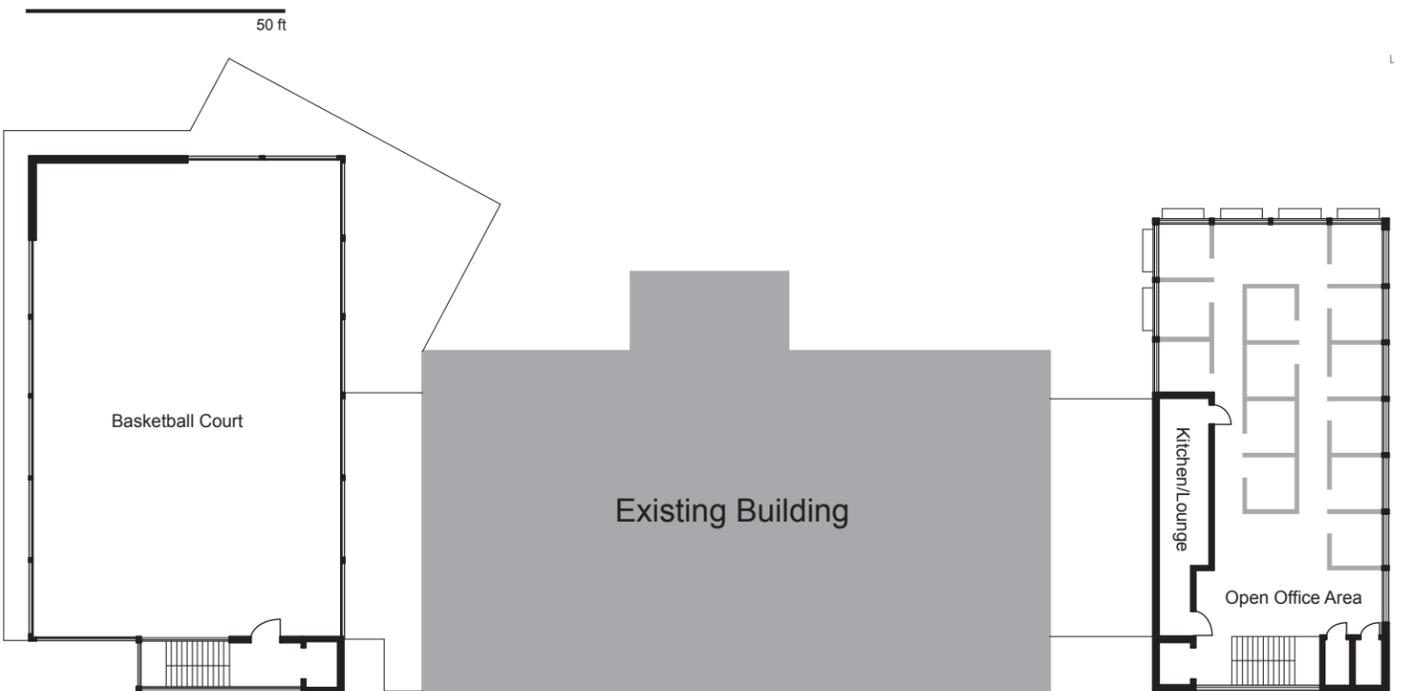
The North Wing would be two stories with the ground floor providing communal space for events such as conferences, dinners, neighborhood meetings, Quinceaneras, etc. The upper floor is envisioned as shared office space for on-site administration, local non-profits and program providers.

**South Wing**

Consistent with the overall Eat Well/Live Well active living goals for the East Side, the South Wing will upgrade workout facilities for the neighborhood. The ground floor will expand youth and adult workout facilities and a full size (high school) basketball court is provided on the roof.



Ground Level



Upper Level



work space  
communal space  
Section

active space

50 ft





1

**EL CENTRO CIVIC CENTER CONCEPTS**

The images on this page provide some detail as to the recommendations for El Centro Civic Center Concepts.

**Figure No. 1** illustrates the view from 7<sup>th</sup> and Erie towards the El Centro facility. The formal space (to the left) is defined by a notable change in height, as well as a green wall which functions also as a garden. The informal space is defined by the grassy area.

**Figure No. 2** illustrates the central plaza, showing several entrances into the building. The change in height of the plaza follows the construction of the existing structure, and allows for easy ADA access into El Centro.

**Figure No. 3** illustrates the proposed basketball court on the roof of the south wing of El Centro. Structures help shade parts of the court, giving spectators comfortable places to watch.



2



3



**EL CENTRO CIVIC CENTER CONCEPTS**

The images on this page provide some detail as to the recommendations for El Centro Civic Center Concepts.

**Figure No. 1** shows the shaded garden looking towards El Centro. The tree gardens provide shade and seating for the area, creating a comfortable area for people to gather for events.

**Figure No. 2** further shows the elevation change at the plaza as an ADA accessible ramp. Trees enclose the formal space at the top of the ramp to further distinguish the formal from the informal space.

**Figure No. 3** shows the path that leads to the south wing of El Centro, as well as the break-up of materials within the plaza.

**Figure No. 4** shows the formal space from the entrance to the north wing. The trees provide enclosure to the garden as well as to the plaza in front of the north wing.



1



2

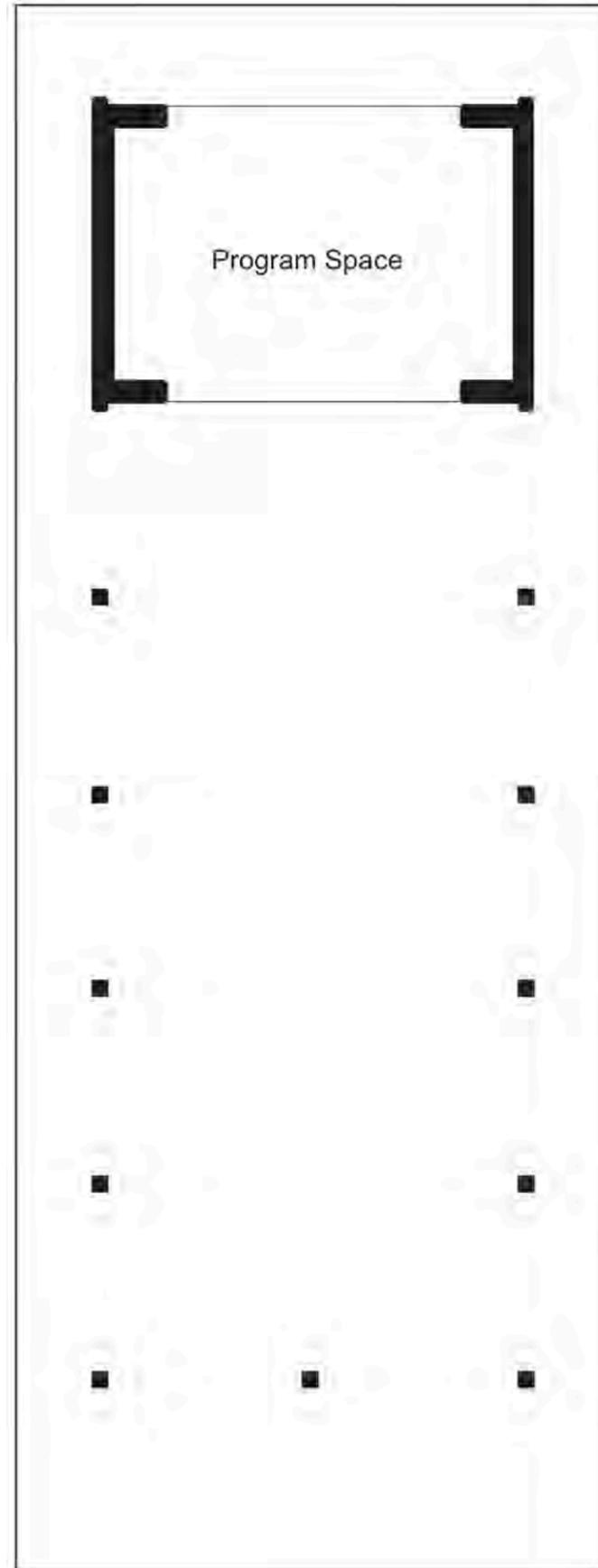


3



4





# Knowledge is the New Crop

Open-air pavillion for neighborhood service organizations  
 Renovated buildings for neighborhood service organizations

As a part of promoting a "healthy eating-active lifestyle"

Integrate Bike Station, Tool and Seed Library, and Community Bulletin Board

## Bike Station

- Station for bike repair, maintenance, rental

## Tool Library

- Library for gardening tools, power tools
- Workshops on gardening
- Seed library for residents

## Community Bulletin Board

- Digital bulletin board, computer based
- Computer behind glass board
- Program for posting jobs, events, etc.

### THE PAVILIONS

To help facilitate activity within the civic center area, open air pavilions with multiple community service uses will be created. Each pavilion will be dedicated to a different use as a way to encourage activity and movement between them. The pavilion is designed to be flexible for multiple uses. In addition to these open-air pavilions, existing abandoned structures will be renovated to suit these programs, in order to further facilitate activity as well as bringing use to already existing structures.



**THE PAVILIONS CONCEPTS**

The images on this page provide some detail as to the recommendations for El Centro Civic Center Concepts.

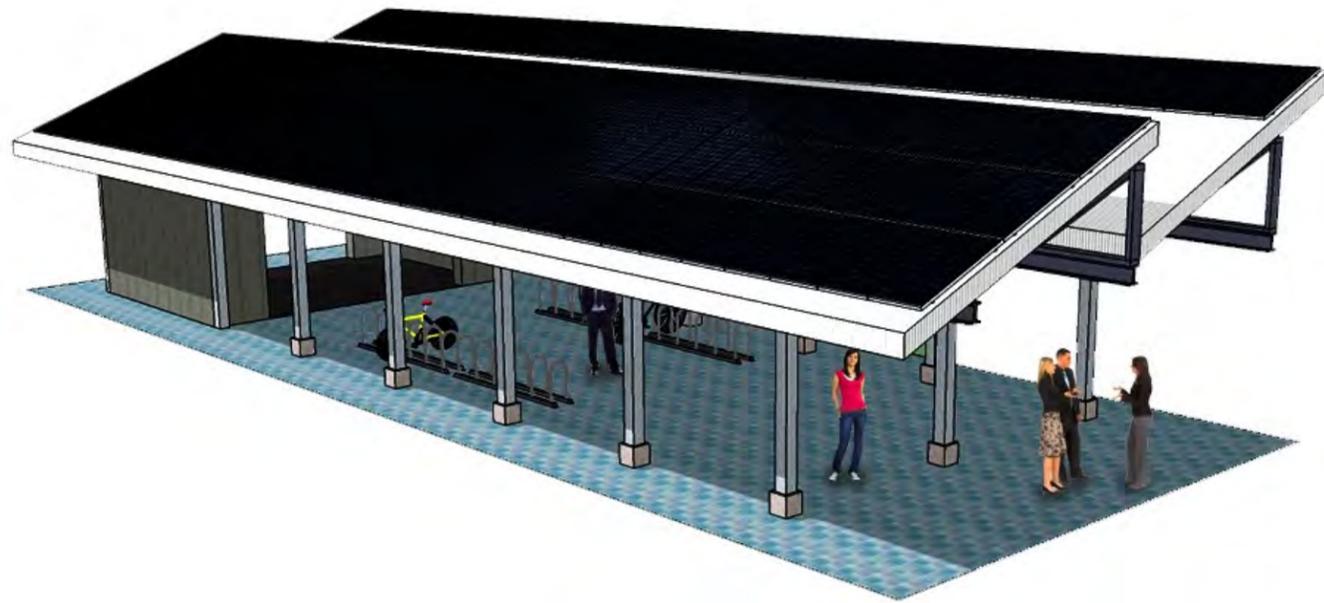
**Figure No. 1** illustrates a pavilion designed to be a bike station. The program space gives room for repair and tune-up space, and the open area creates a place for bike testing, as well as parking.

**Figure No 2:** Southeast View: South-facing solar panels to provide energy for civic uses, and steel used for building materials, looking back at Pueblo's history with steel.

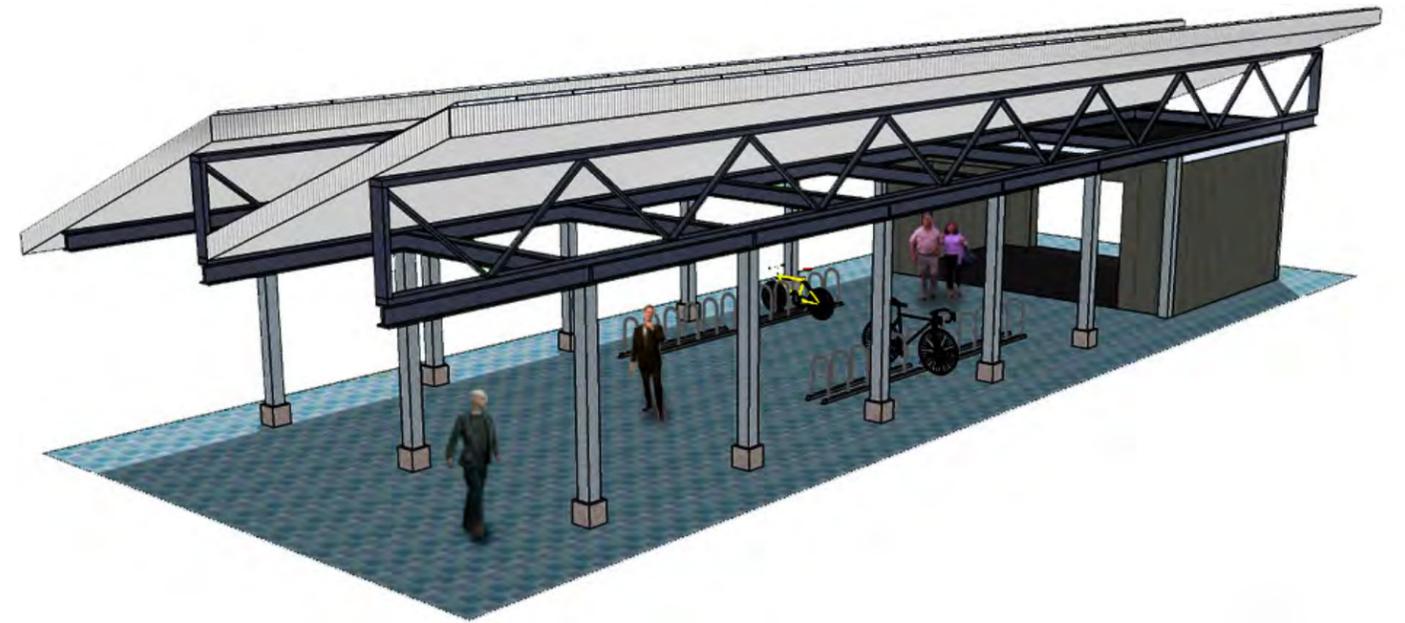
**Figure No. 3:** Northeast View: Program space fitted with garage doors to provide security as well as flexibility.



1



2



3





**EAST SIDE SEED AND TOOL LIBRARY CONCEPT**

In the illustration above an existing structure has been renovated to accommodate a new civic and community use.







## INTRODUCTION

The East Side was built upon TRADITIONAL housing types that evoked a strong sense of community and helping to create what residents of the East Side refer to as “la familia.” Block upon block of residential streets remain but many homes have started to fall into unlivable conditions. Arresting what appears to be accelerated deterioration will be a key goal for the neighborhood while also seeking opportunities and provisions new types of housing for niche populations. In particular, single parent, co-housing, traditional shotgun and double shotgun housing types have been included in the recommendations included within this section.

## GUIDING PRINCIPLES

- Continue to enhance existing residents and/or home owners through technical assistance programs as appropriate and as possible
- Infill the obvious voids or vacant lots within the neighborhood and stabilize “block by block”
- Enhance the neighborhood through Right of Way programs that extend the “Public Realm” on a block by block approach (programs such as tree lawn improvements, alley improvements, lighting improvements, etc.)
- Promote use of garages on alleys
- Enhance connectivity from within and without for all modes of conveyance (pedestrian, bikes, auto, transit, etc.)
- Strengthen relationships between residential blocks and commercial/civic uses
- Provide the “next generation” of **sustainable** neighborhood with **affordable** housing options that incorporate demonstrated successes in other communities and provide options for new and/or special needs populations
- Build upon housing traditions and the concept of “la Familia”

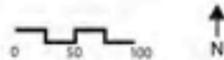
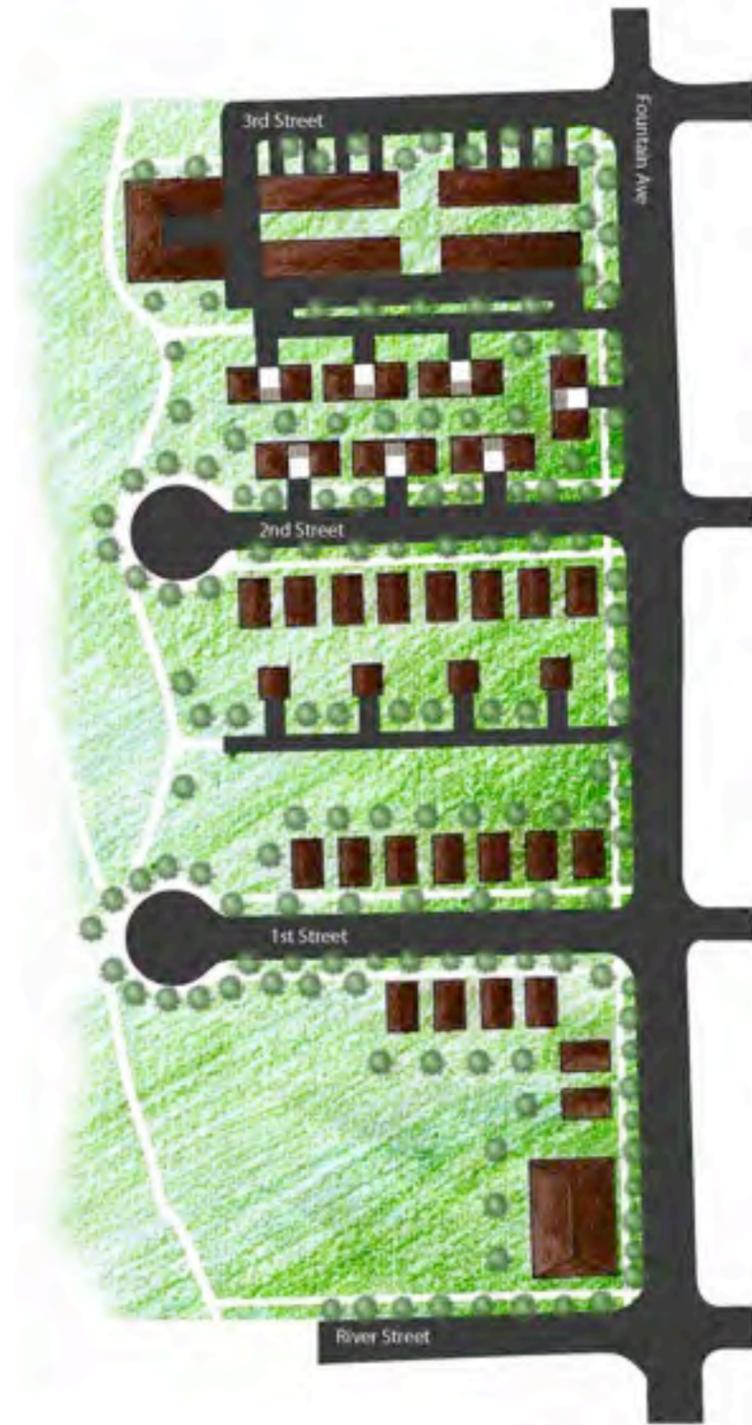
## PROPOSED PROJECTS

Recommended projects in the East Side shall include:

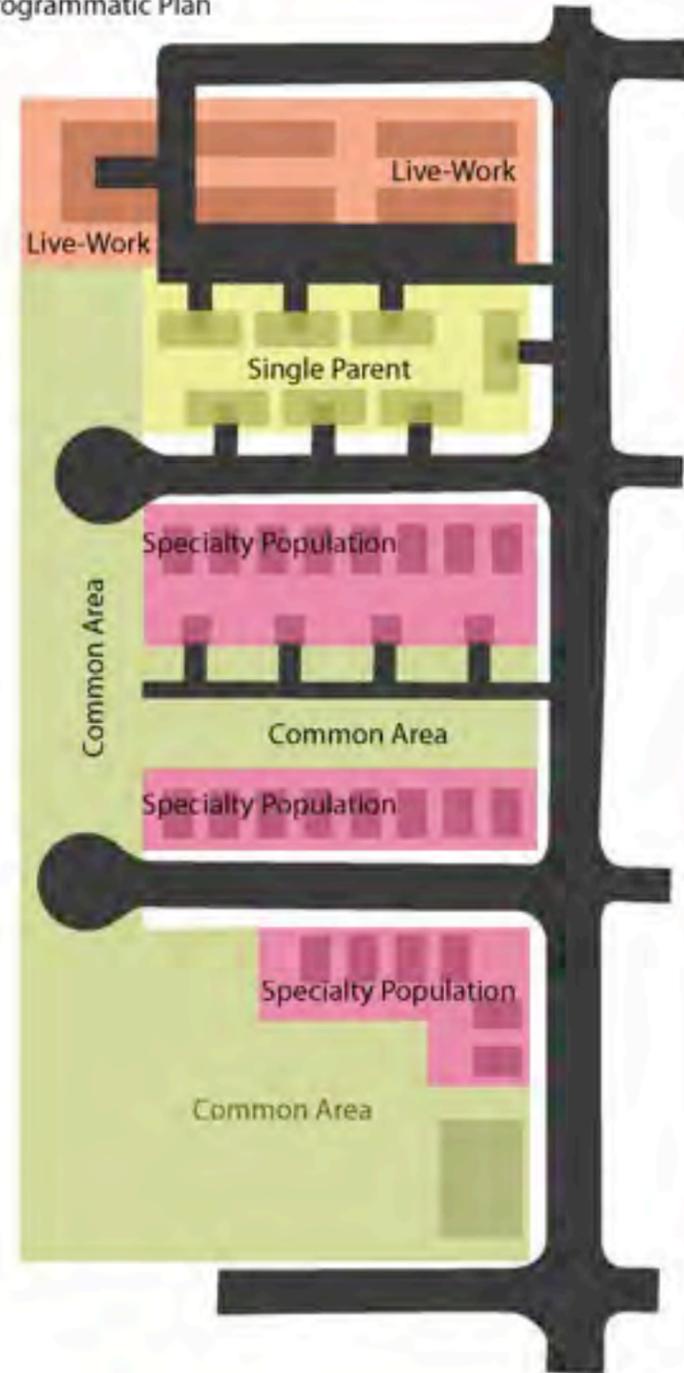
1. Fowler’s Landing
2. Fowler’s Landing Community Center



*Fowler’s Landing will provide sustainable and affordable housing options for existing residents and the next generation of residents.*



Programmatic Plan



**1. Live-Work Housing**

Density: Multi unit living, mix of studio, 1 bedroom, and 1 bedroom with a loft

Population: Young Adults and working population

Purpose: To provide viable living conditions with amenities and proximity to transportation, commercial areas, and downtown area.

Number of Units: 8 One bedroom with loft, 2 studios, 2 one bedroom

**2. Single Parent Housing**

Density: Duplex units with shared parking area and patio, two bedroom units

Population: Single Parent living

Purpose: To provide viable living conditions with a sense of security and common area for parents to watch over children.

Number of Units: 7 Duplexes with 14 two bedroom units

**3. Traditional Housing**

Density: Multi unit living and single unit living, traditional shotgun style housing with 2 bedrooms

Population: Transitional living

Purpose: To provide viable living conditions with the intent of traditional housing already located in East Side, maintaining the structure of the community.

Number of Units: 8 Duplexes with 16 two bedroom units and 14 two bedroom units

↑ N  
Total Units: 62 Units

**Fowler's Landing**

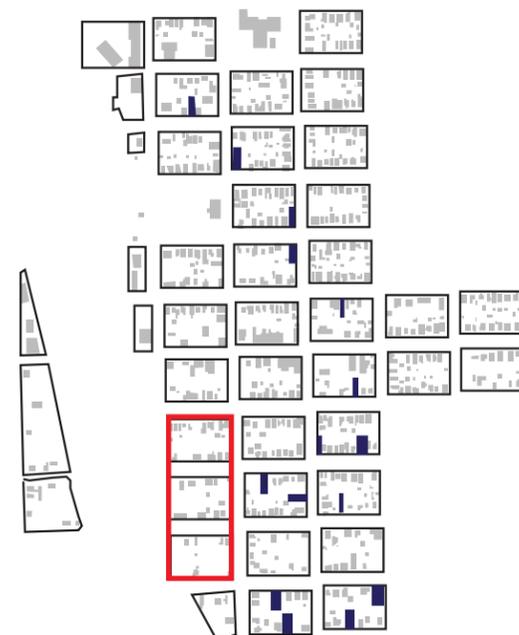
Maintaining and enhancing the existing housing stock block by block is a key goal of the recommendations included in this section. Just as important, however, is identification of a larger area that would provide an infill opportunity for a “critical mass” of new housing types responsive to changing demographics. Given its proximity to future greenway improvements, access to the 4th St. Commercial District and Plaza Verde, the area south of 3rd St and west of Fountain is recommended for such a “Catalyst” project. This portion of the neighborhood reflects a very early period of development and a pattern that is largely fragmented by a high level of vacant lots. Fowler's Landing is envisioned as a new community that would provide a diverse set of new housing types as is summarized in the Program Plan to the left.



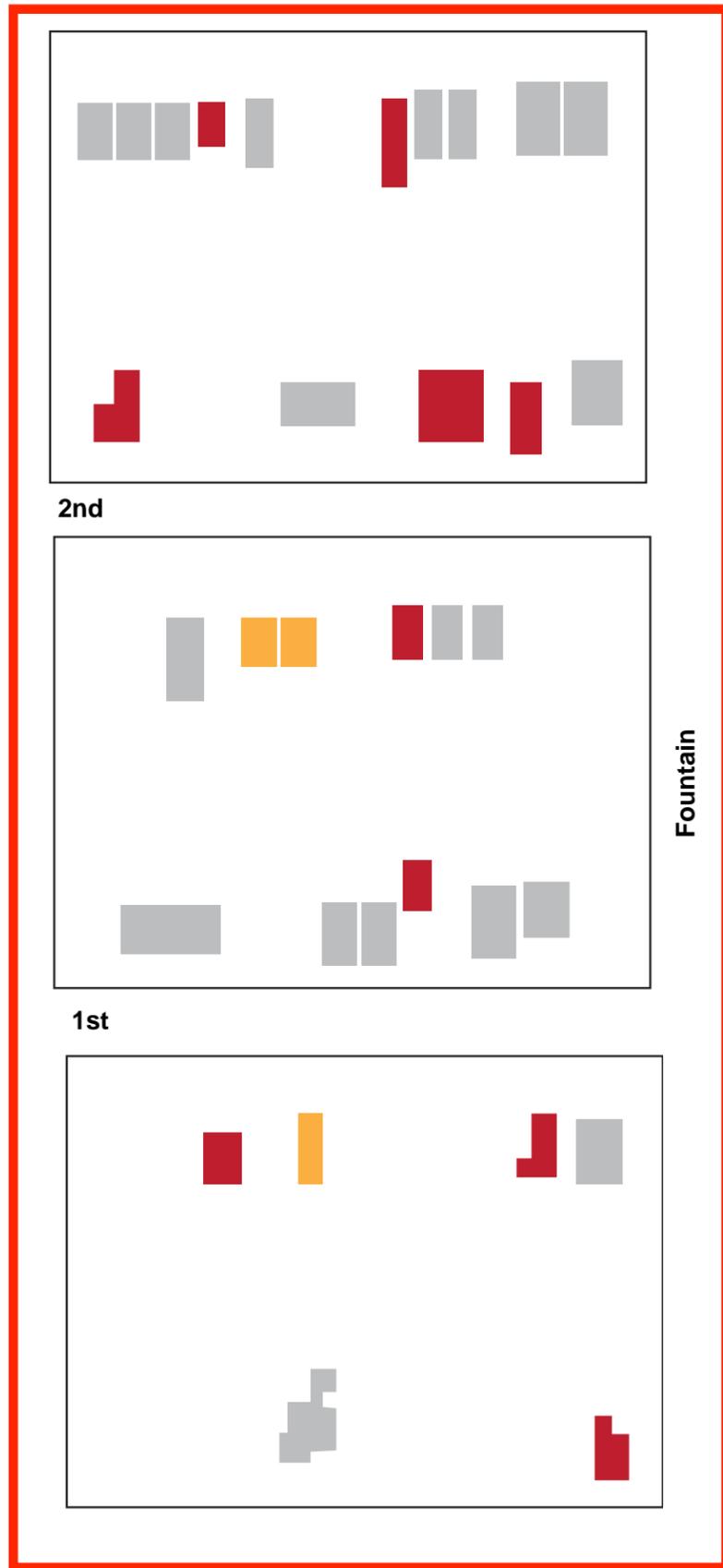
**FOWLER'S LANDING EXISTING CONDITIONS**

In the proposed infill catalyst site, there are many houses that are currently occupied. When this area is compared to other blocks in the neighborhood, there is a large proportion of residential structures that are currently in a state of accelerated deterioration and rental units. Just the same, it is fully appreciated and understood that these are homes for many East Side residents. It is critical, therefore, to have a comprehensive and inclusionary strategy for relocation of not only structures but the residents themselves. For those residents (regardless of owners or residents), assistance in finding and relocating new homes will be key. For those who are displaced, they should be provided a "first priority" status for moving back into Fowler's Landing once completed.

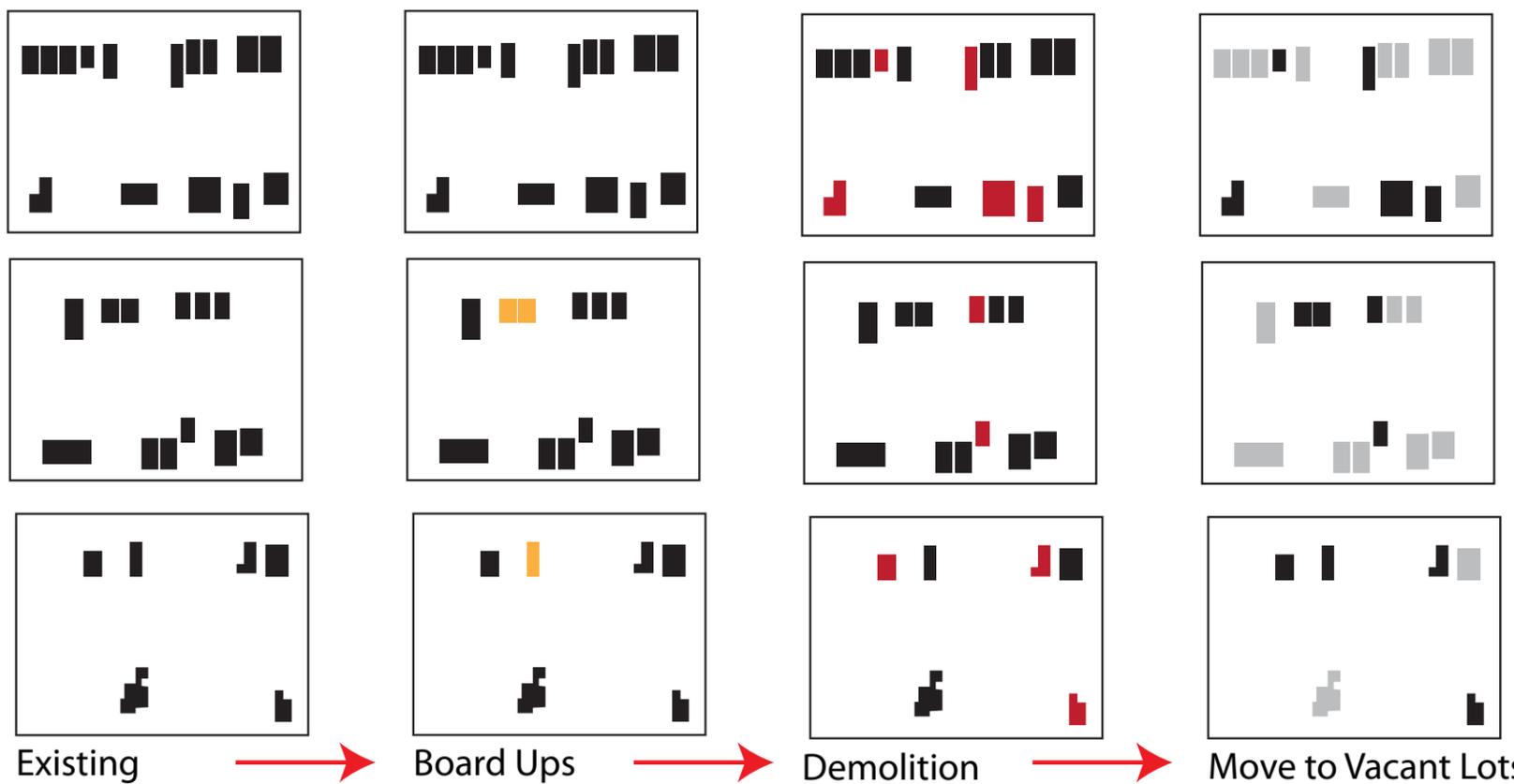
Regarding disposition of existing structures, the diagram below identifies recommendations for demolition and relocation of structures. It is acknowledged that only those structures that are structurally sound and have no environmental issues would be relocated to vacant lots in the area. Relocation is envisioned by a variety of options including an "Adopt a House" program.



Vicinity Map



Existing Conditions



Proposed Phasing Strategy for existing structure





Vicinity Map



Example of Upper East Side Development Pattern



Example of Lower East Side Development Pattern

**EXISTING DEVELOPMENT PATTERNS**

The development pattern varies throughout the East Side. Most blocks, however, follow a pattern similar to the Upper East Side example shown above. Setbacks and building orientations towards the street are fairly consistent and create very strong “street walls.”

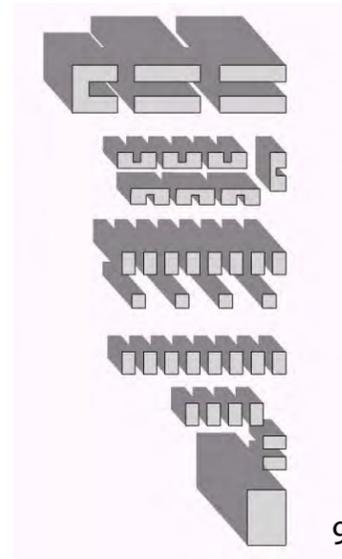
In the Lower East (example to the left), setbacks, spacing and building orientations are not as consistent.



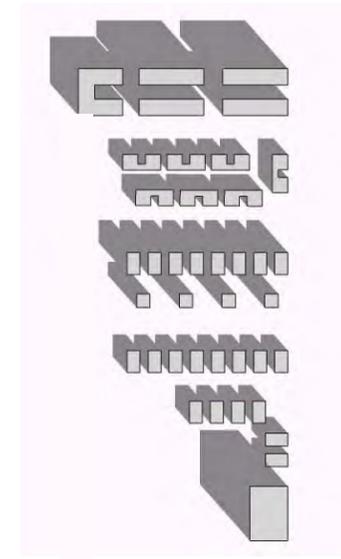


**Proposed Fowler's Landing Development Pattern**

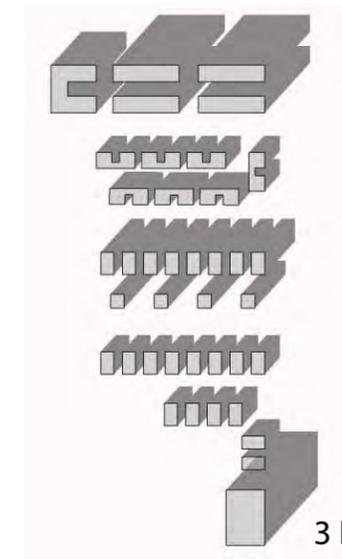
Winter



9 AM

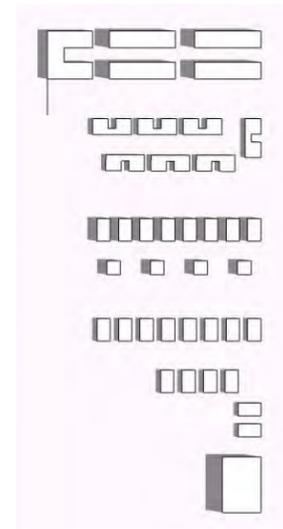


Noon

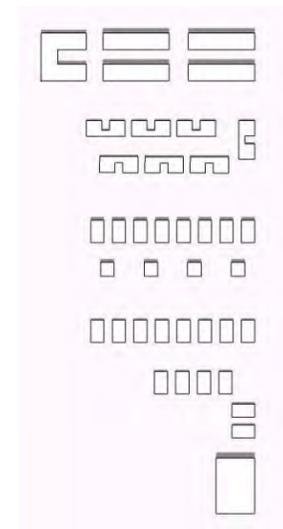


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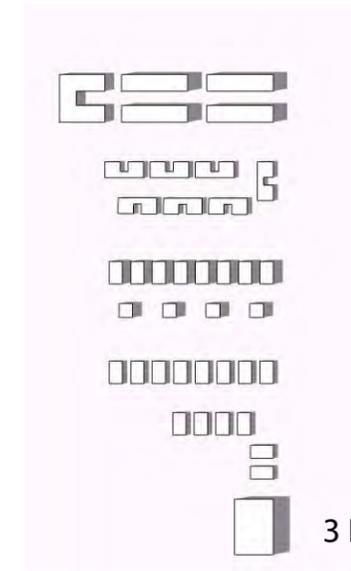
Summer



9 AM



Noon



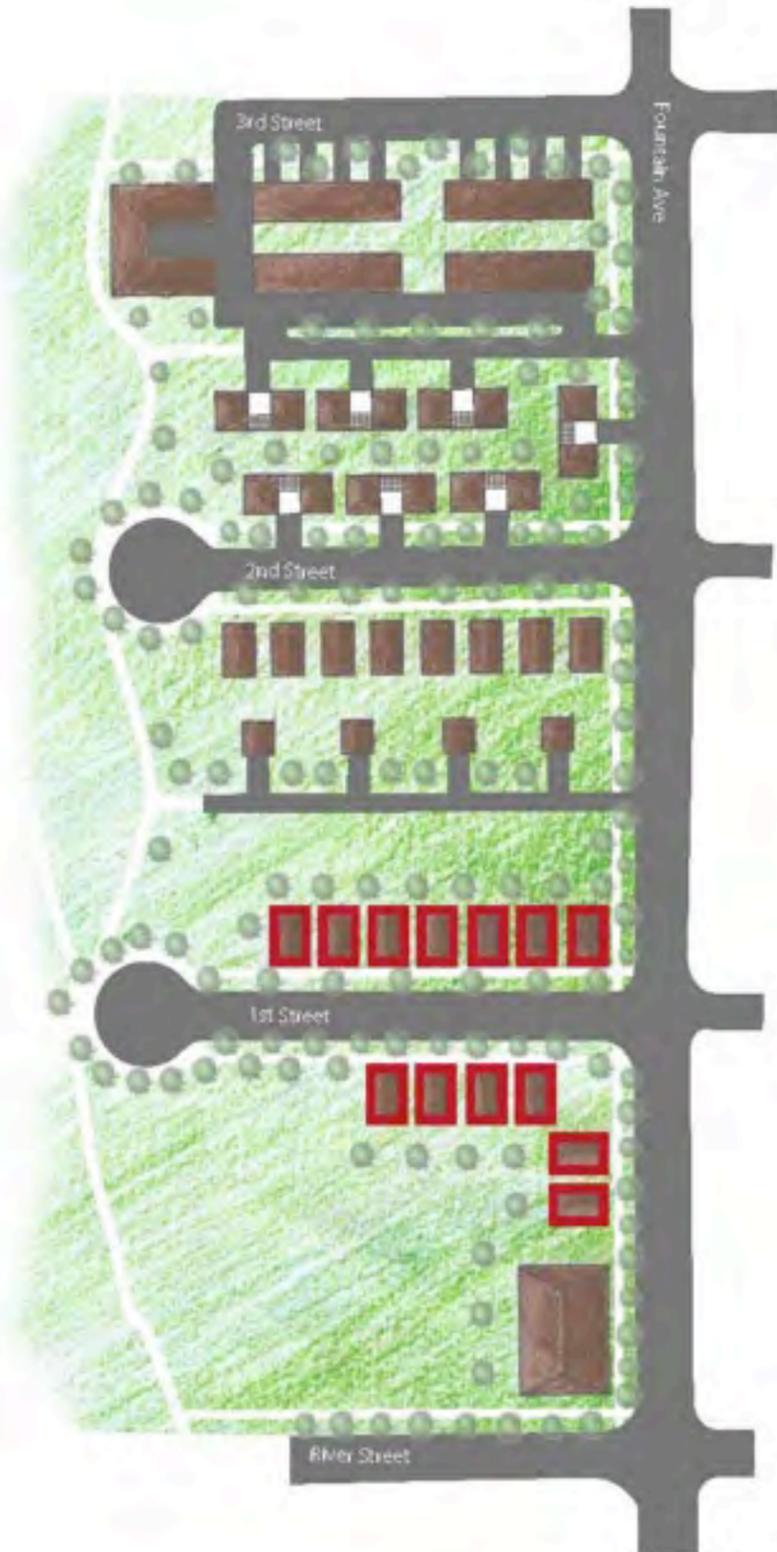
3 PM

**Solar and Shadow Analysis**

**PROPOSED DEVELOPMENT PATTERNS - TRANSITION OF DENSITY and COMFORT**

The illustration to the left indicates the development pattern of Fowler's Landing to be employed, consistent with traditions of the neighborhood. The above shadow analysis illustrates the orientation of the infill units relates to solar exposure that happens during the summer and winter solstice. Due to the high exposure of sunlight and heat that Pueblo receives, the elevation of the individual buildings and shadows that those buildings give off is a very important aspect to take into account in this area. These diagrams above show the basic shadows of these buildings during different times of the winter and summer solstice.





UNIT LOCATION: Shotguns



Examples of Existing "Shotgun" units



10'

Unit Type	Unit Size	Bedrooms	Levels	No. of Units
Shotgun	1,000 sf	2	1	14

Proposed for the southern edge of Fowler's Landing, these new units will reflect the traditional character of shotgun structures familiar throughout the existing neighborhood. These houses are prefabricated units built off site to cut costs. There is a common space in the backyard which brings together the community. There is no private parking but each unit has on street designated parking.





**FRONT ELEVATION: Shotgun**

Common Features

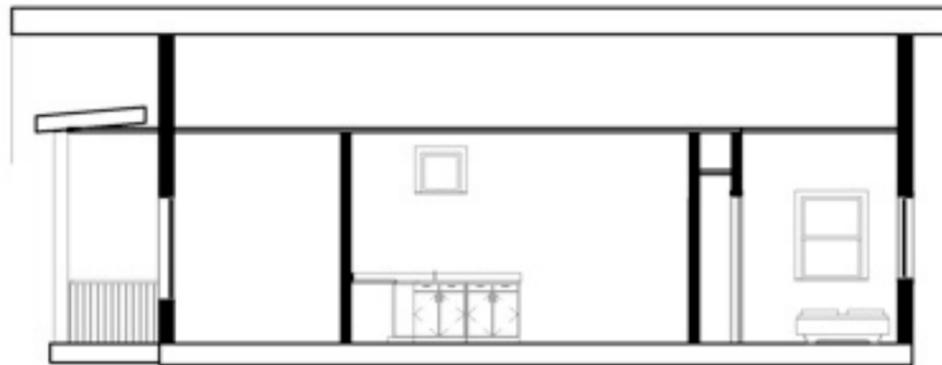
- Front Gable
- Front Porch
- Side elevation (three room depth)



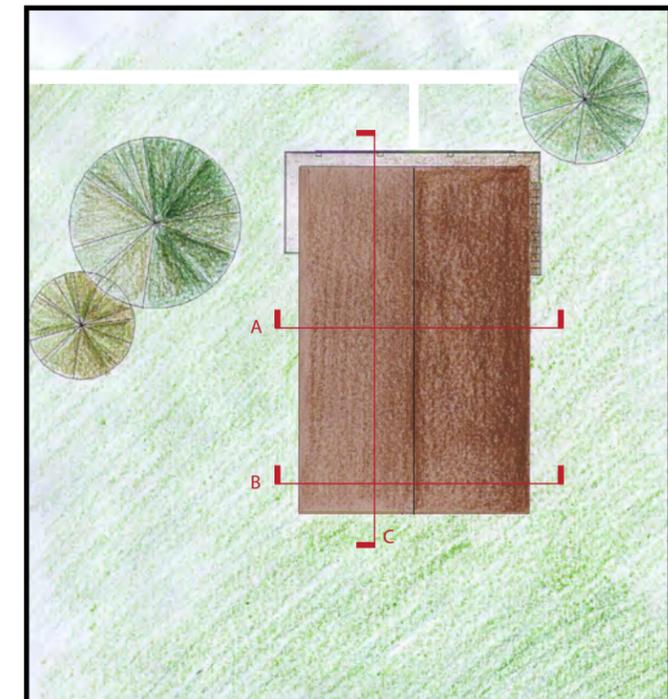
**SECTION A**



**SECTION B**



**SECTION C**



**SITE PLAN: Shotgun**





UNIT LOCATION: Double Shotguns

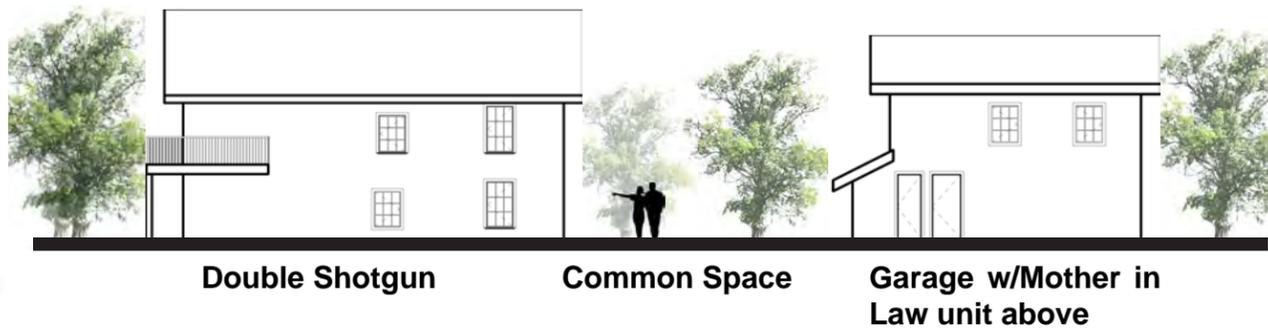


Example of Double Shotgun Exterior:

Photo Credit: P/A Affordable Housing Issue - August '92

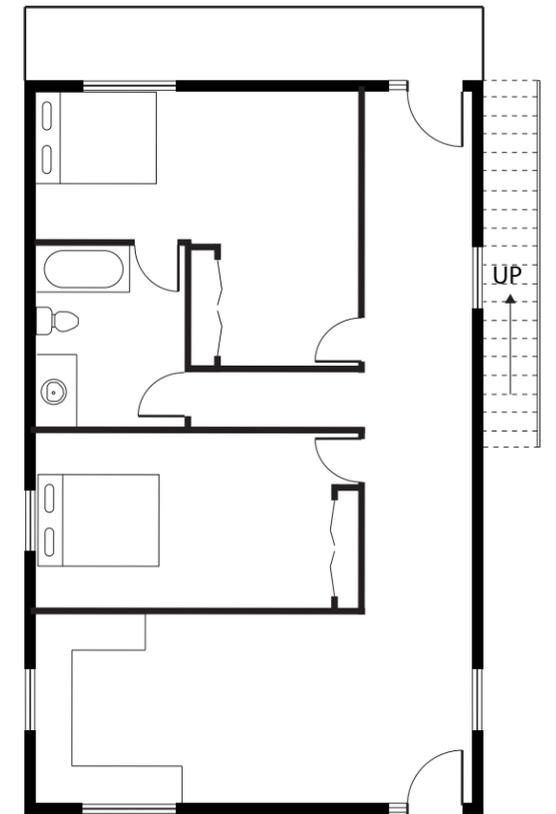
Unit Type	Unit Size	Bedrooms	Levels	No. of Units
Double Shotgun	1,000 sf	2	2	16

The Double Shotgun is basically a vertical duplex with units stacked on one another. The units share a garage located on the alley. Each of the four garages includes a "Mother in Law" unit on the second level (details on 5.8 and 5.9)



SITE SECTION:

Double Shotgun located at street with Garage/Mother in Law Unit on alley

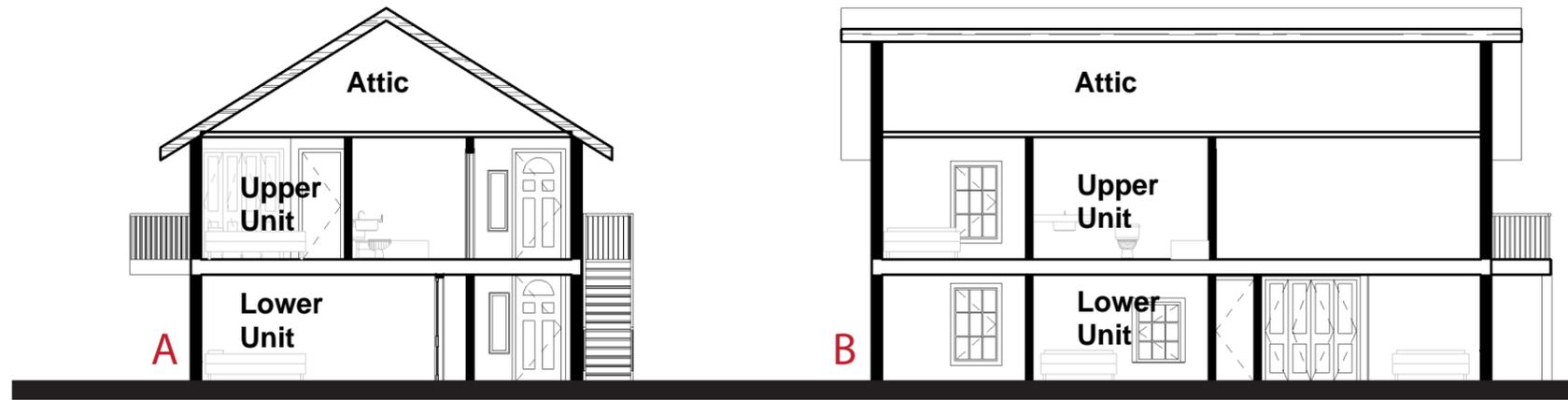


Ground Level



Second Level

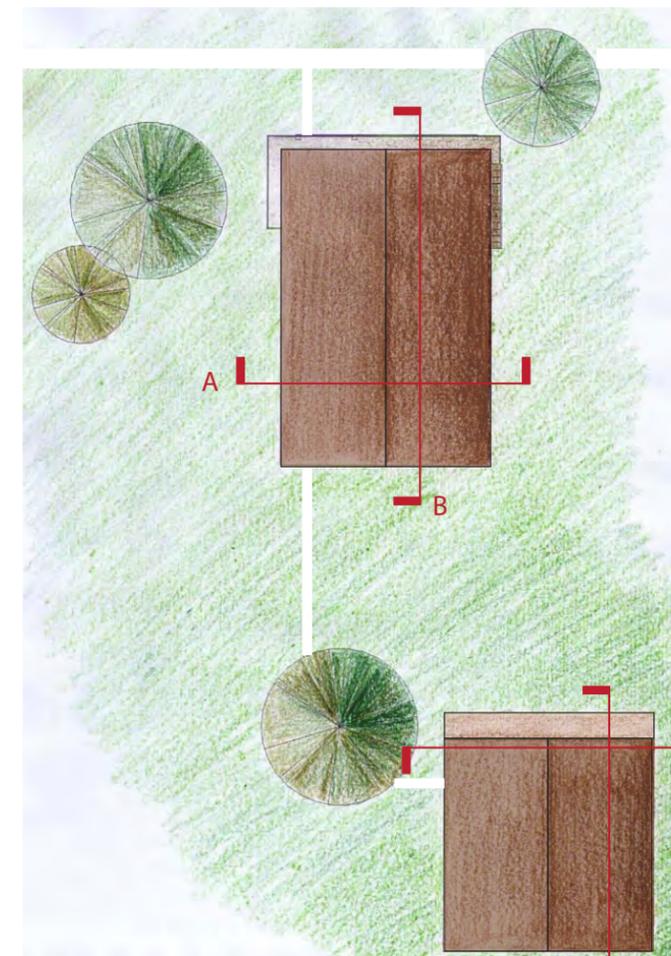




**SECTIONS: Double Shotgun**

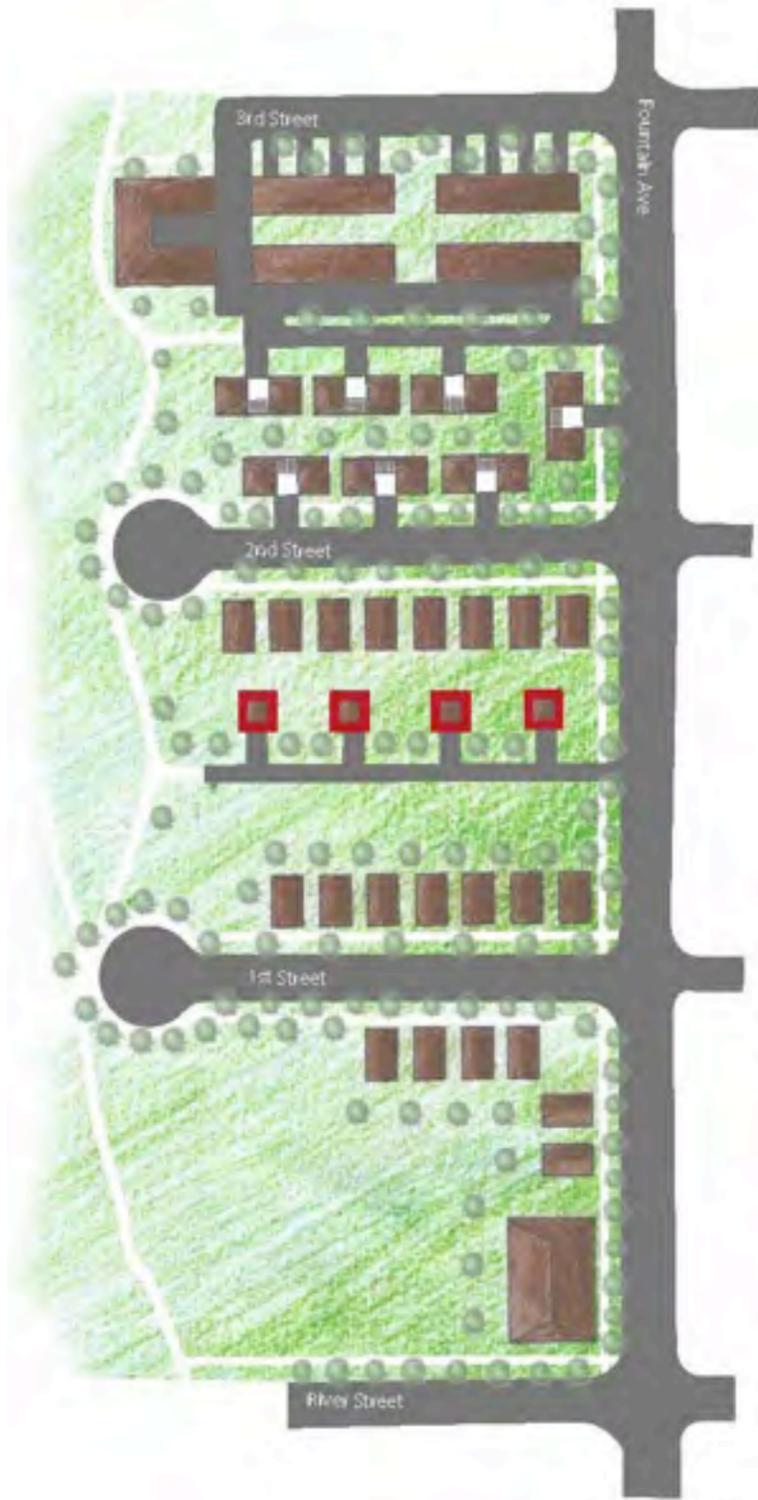


**Street Elevation along 2nd**

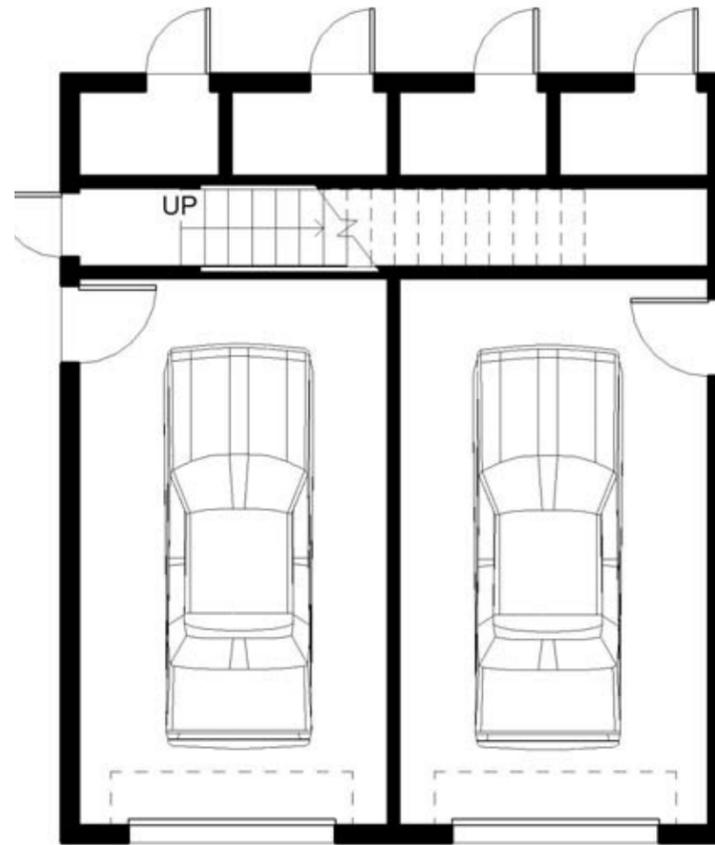


**SITE PLAN: Double Shotguns**  
note: Garage unit to rear





**UNIT LOCATION: Double Shotgun  
Garage w Mother in Law Unit Above**



**Ground Level**  
Single car garage w/storage

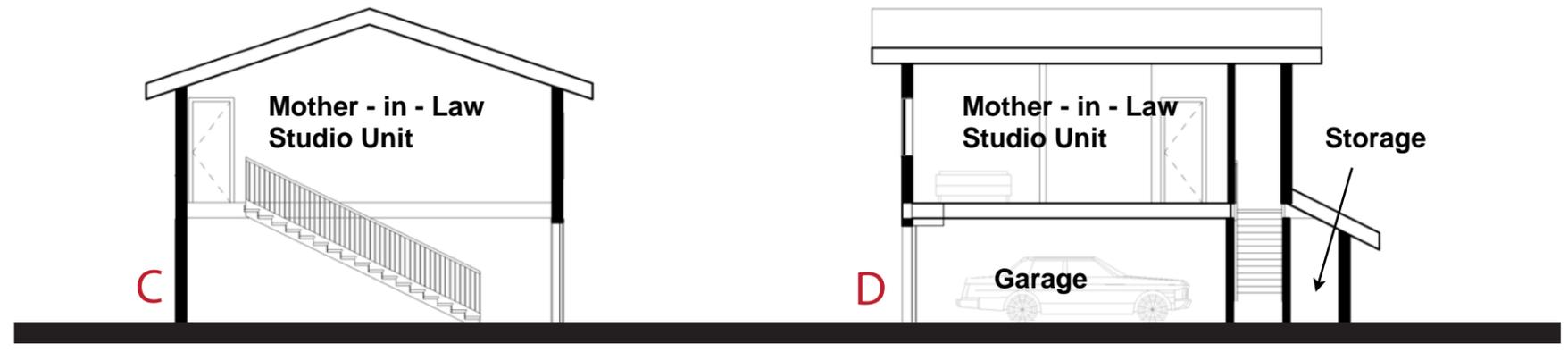


**Second Level**  
Single car garage w/storage

Unit Type	Unit Size	Bedrooms	Levels	No. of Units
Garage w/ Studio above	440 sf	Studio	1	4

Each garage of the Double Shotgun zone will have a small limited living unit (LLU) which is often referred to as a "Mother in Law" unit.

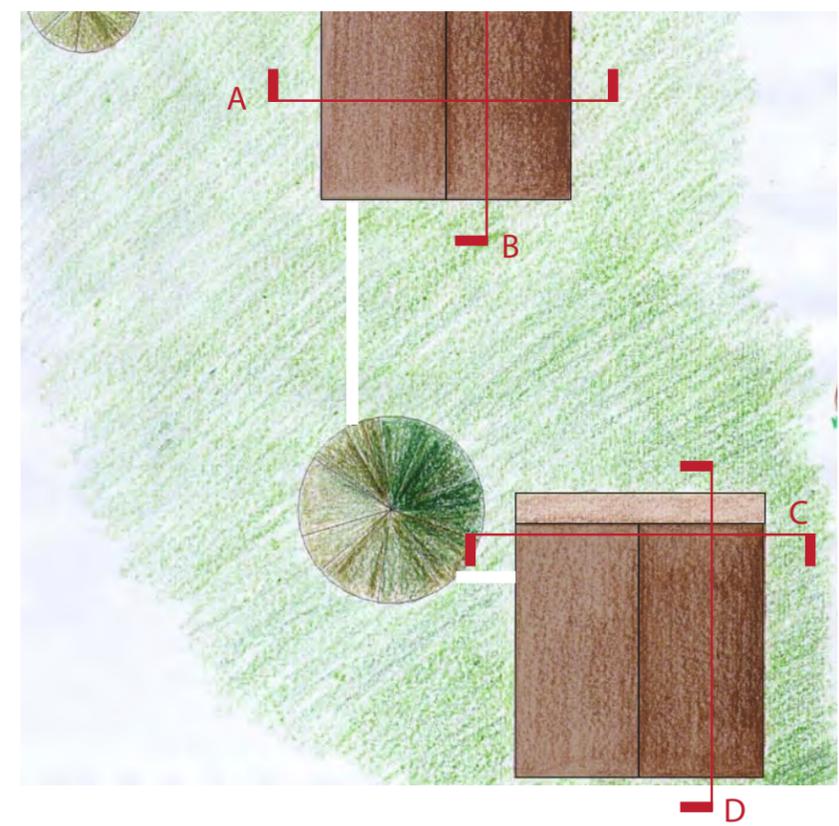




SECTIONS: Double Shotgun Garage w Mother in Law Unit Above

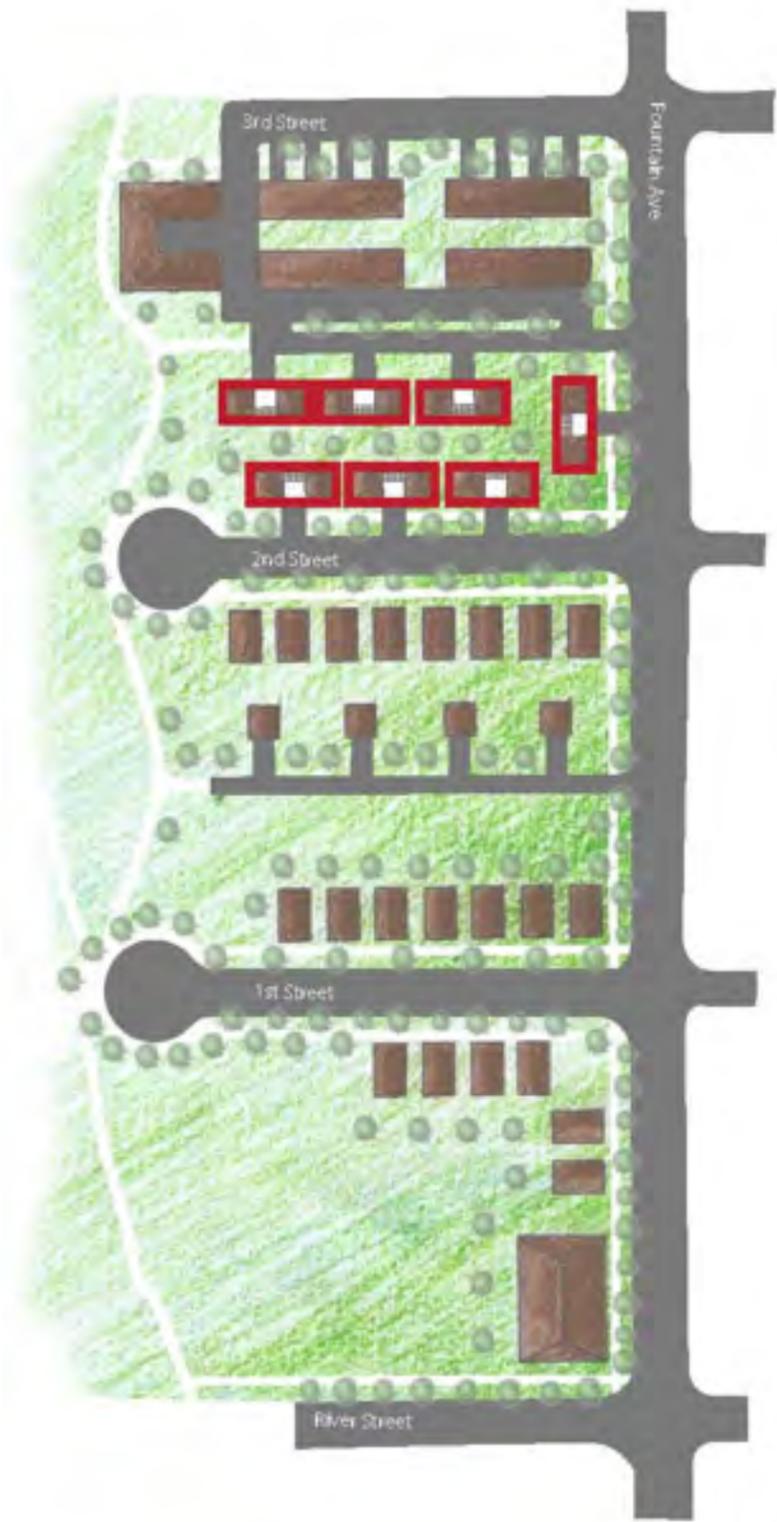


SITE SECTION:  
Double Shotgun located at street with Garage/Mother in Law Unit on alley

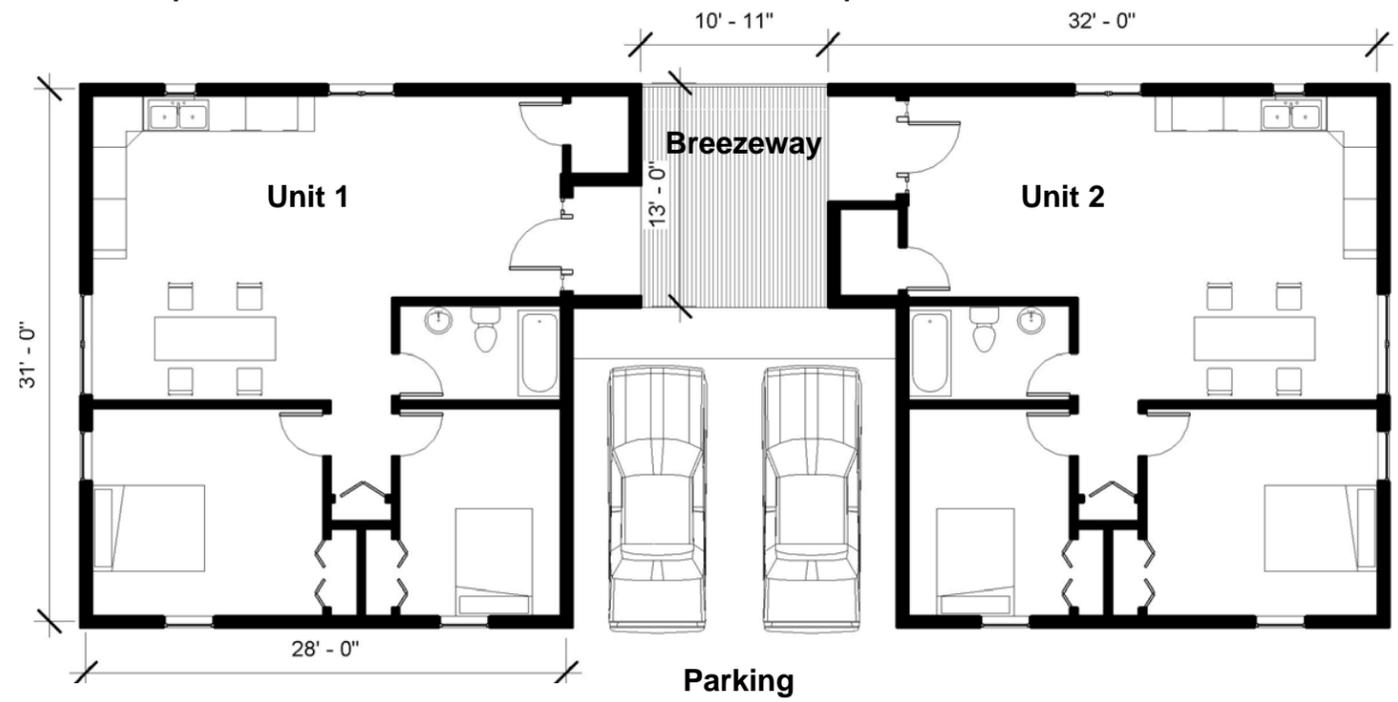


SITE PLAN: Garage w Mother in Law Unit  
Double Shotgun located on street and in advance of garage





UNIT LOCATION: Duplexes



FLOOR PLANS: Duplex Units



Duplex facing street

Common Space

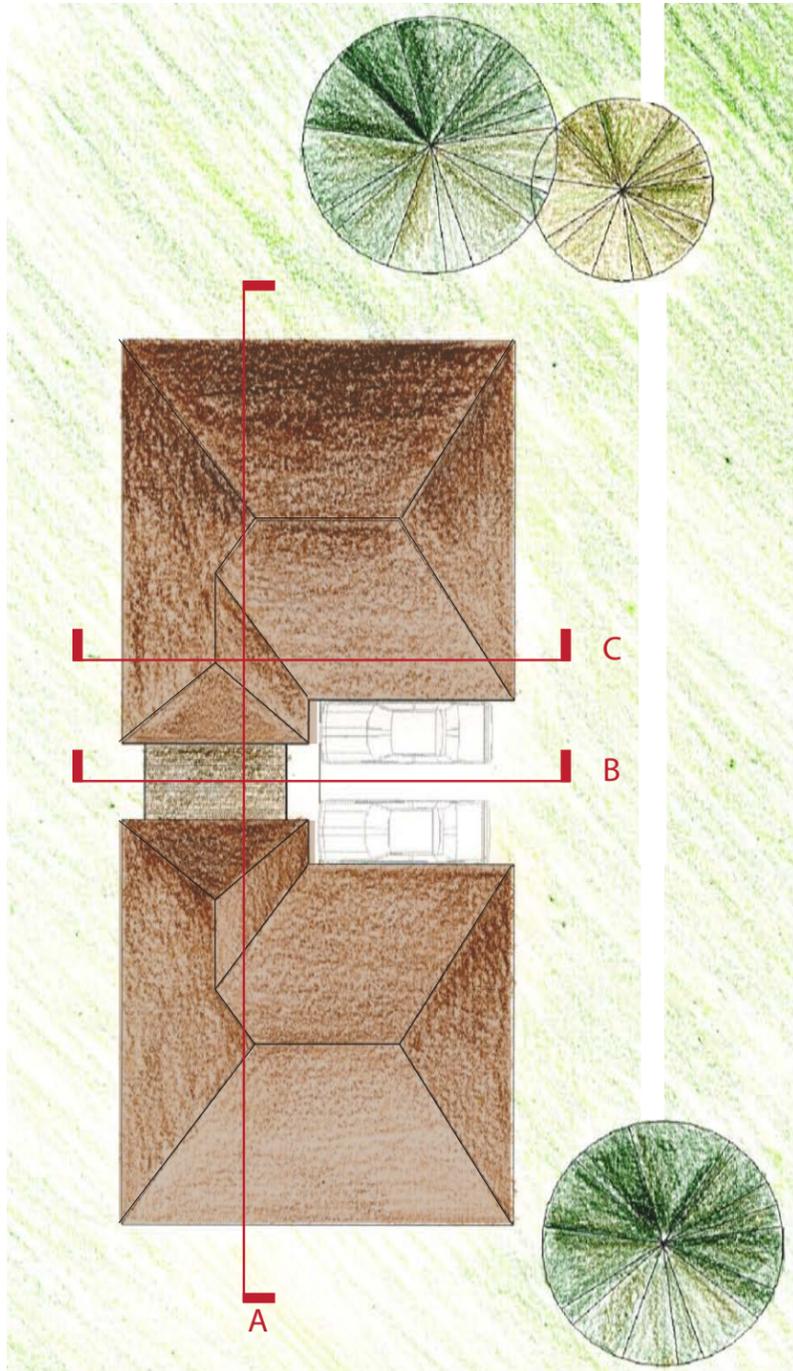
Duplex facing alley

SITE SECTION

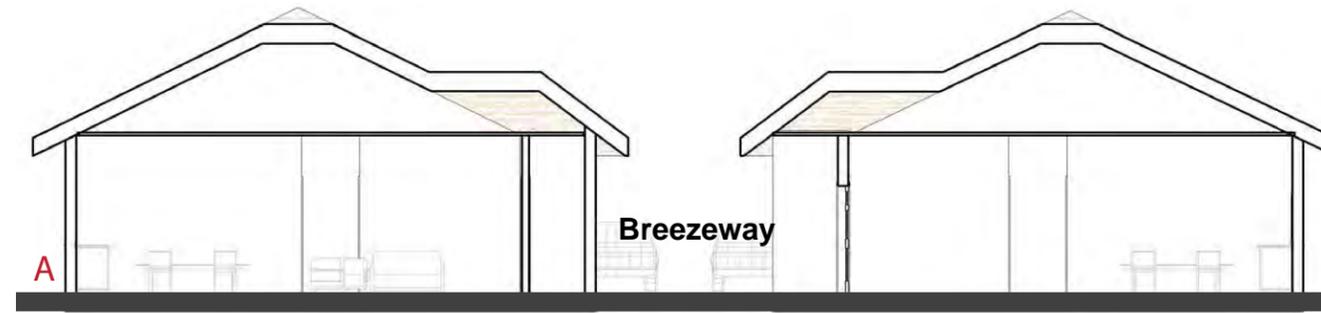
Unit Type	Unit Size	Bedrooms	Levels	No. of Units
Duplex	1,000 sf	2	1	7

The duplex units are designed for a specialty and/or transitional populations. The structures are oriented so the back faces a shared common space, enhancing the sense of security especially for single parent families. The vision is for a parent to be able to look after their kid through the windows into the common area to ensure protection and comfort. The shared breezeway is the entrance to the common area through all duplexes and there is a shared two car drive way leading up to the duplex. Accessibility is available through the main roads as well as utilizing the alley that is facing three duplexes.





**SITE PLAN: Duplexes**

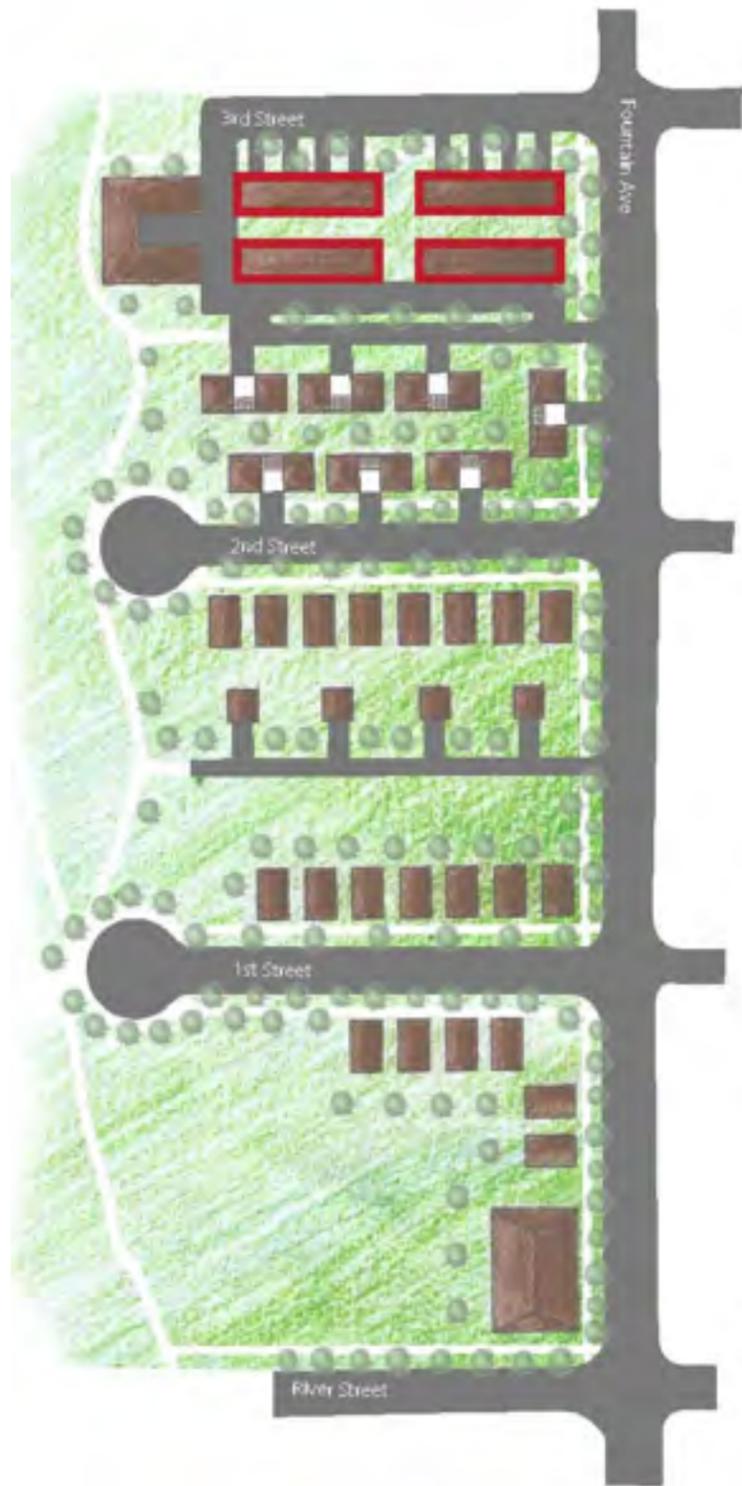


**SECTIONS: Duplexes**

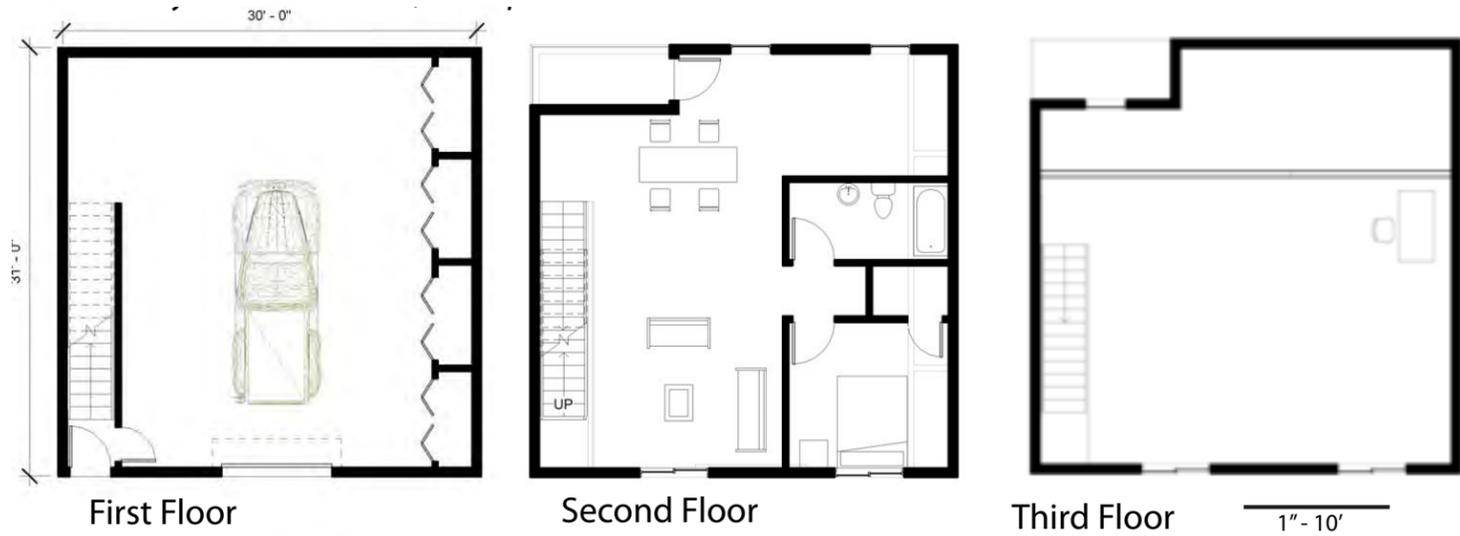


**STREET ELEVATION: Duplexes**





UNIT LOCATION: LiveWork Lofts



Unit Type	Unit Size	Bedrooms	Levels	No. of Units
Live Work - Loft	1,250 sf	1	1 1/2 over garage	16

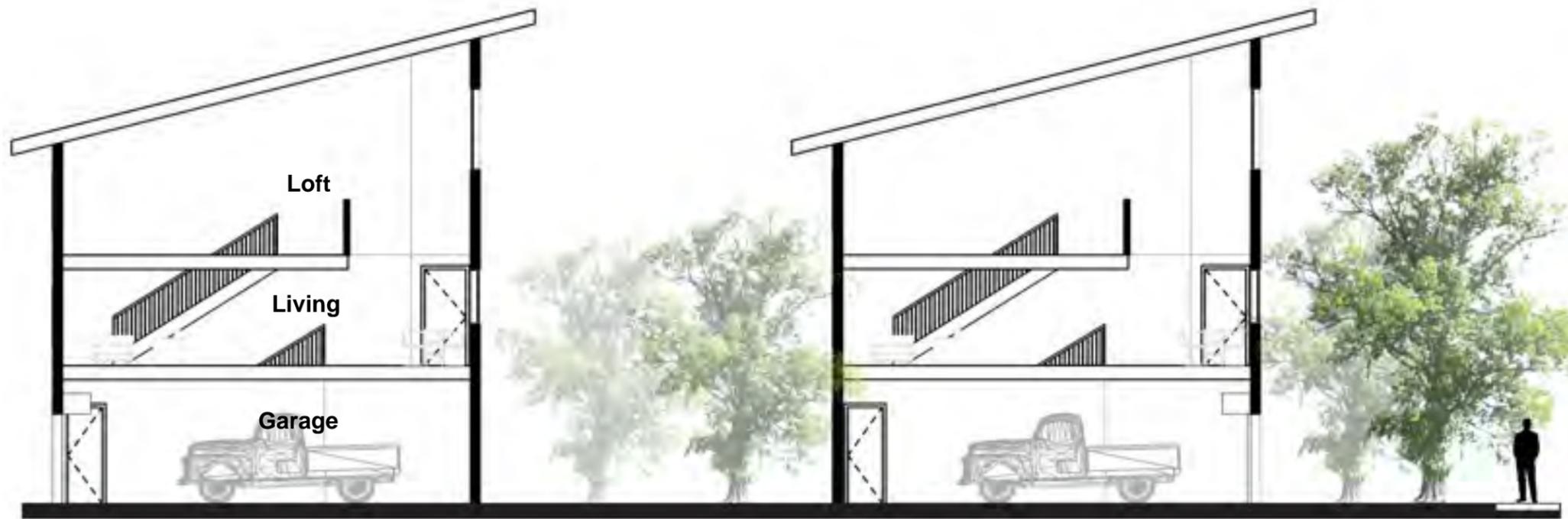
These Live Work Units are one and a half story units over a garage. These units are designed for proximity to the 4<sup>th</sup> street commercial district and transportation, attracting the young adult and working populations. The living unit includes an open loft space on the top floor which can serve as an additional bedroom or office space for home businesses. The units back up to a common area that could be used for community garden spaces or gathering areas. These units are flexible in order to acquire the maximum utilization and necessities for each individual.



STREET ELEVATION: LiveWork Lofts

1" - 30'





Unit facing street

Common Space

Unit facing alley

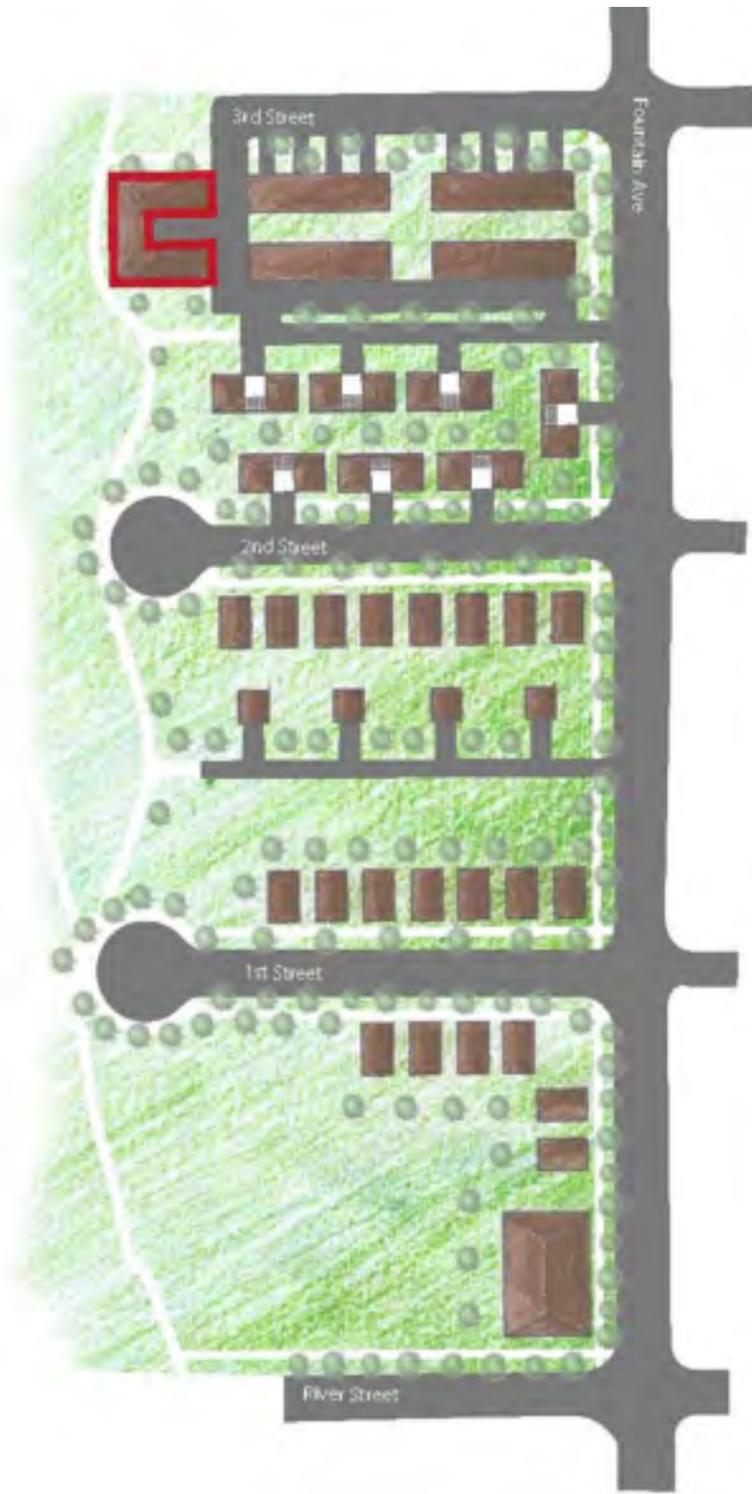
1" = 10'

SECTIONS: LiveWork Lofts

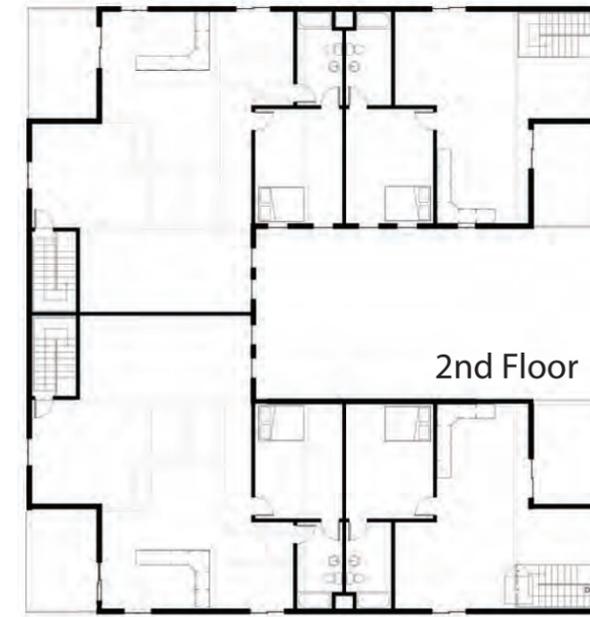
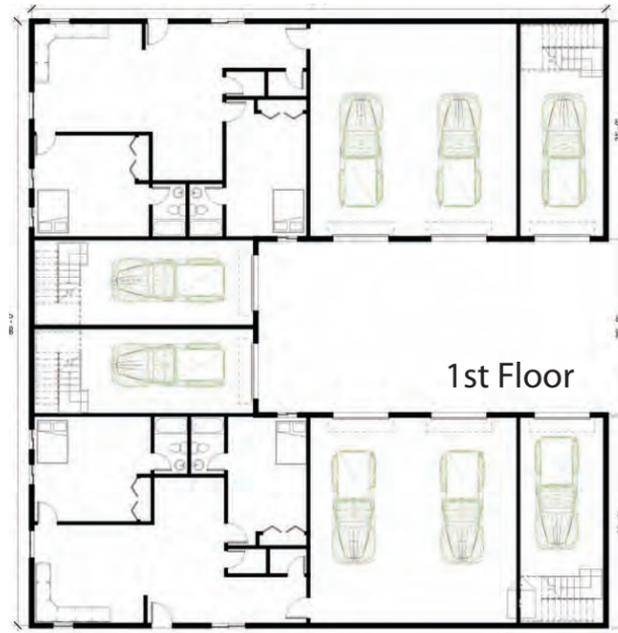


SITE PLAN: Live Work

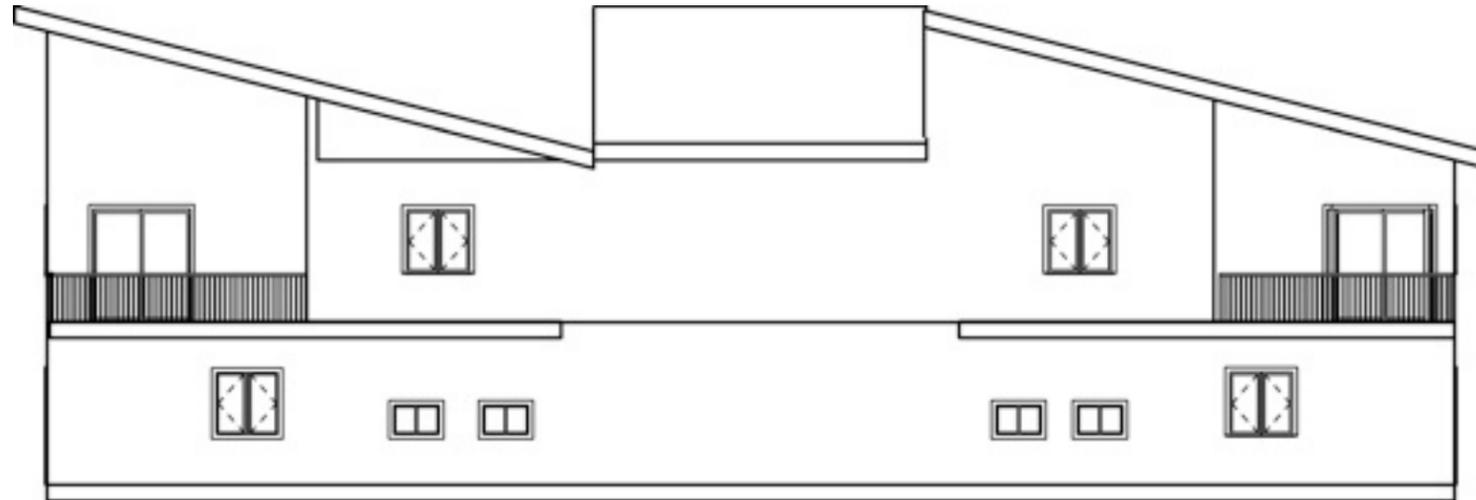




UNIT LOCATION: CoHousing



FLOOR PLANS: LiveWork Flats

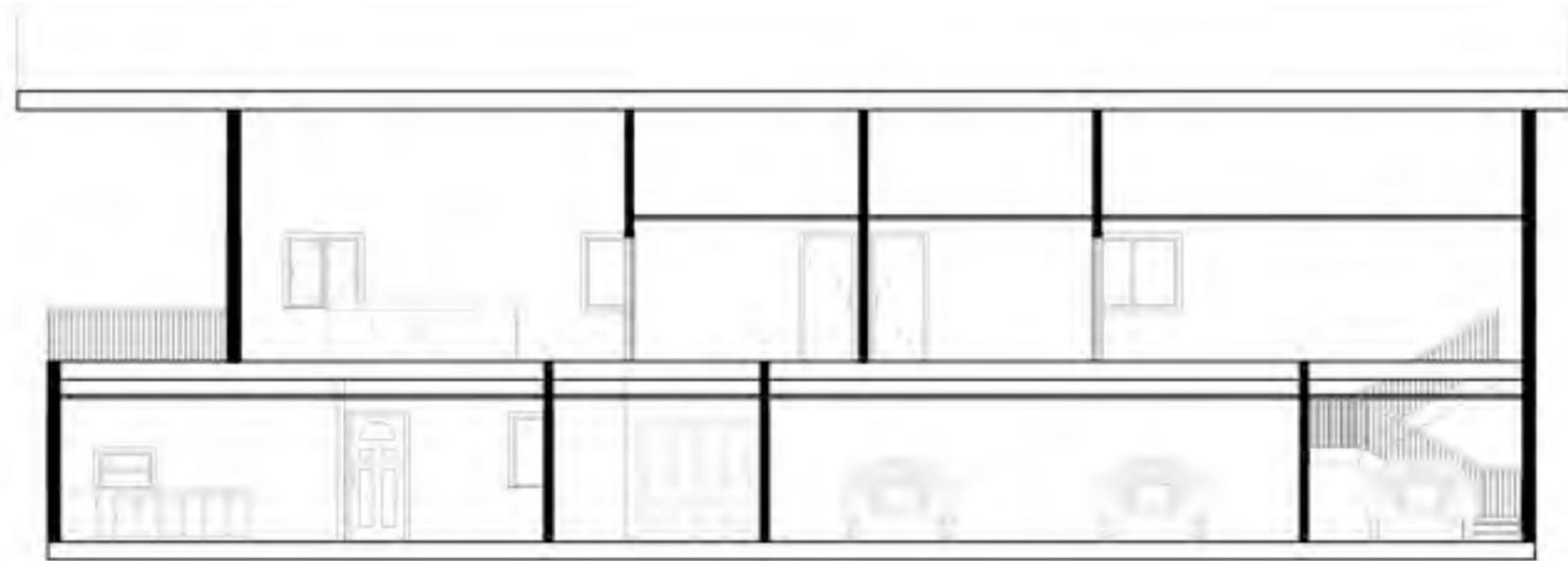


END ELEVATION

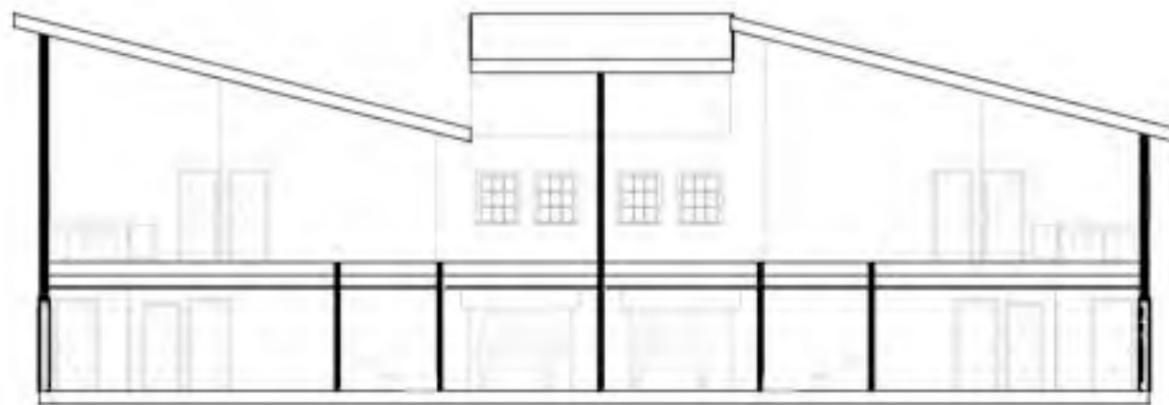
Unit Type	Unit Size	Bedrooms	Levels	No. of Units
Unit Type A	1,200 sf	2	1	2
Unit Type B	1,050 - 1,400 sf	1	1 upper level	4

This corner unit of the live-work section has several different unit types. Each of these six units includes their own personal garage. As seen in the floor plans at the top, there is two-two bedroom units on the main floor that have a unique characteristic of co-housing, which is simply the different families sharing the same amenities such as kitchen, dining room, living room, etc... On the second floor, there are higher end units that have more of a view of the city. Finally, to give a height perspective there is an east elevation of the corner live-work units.

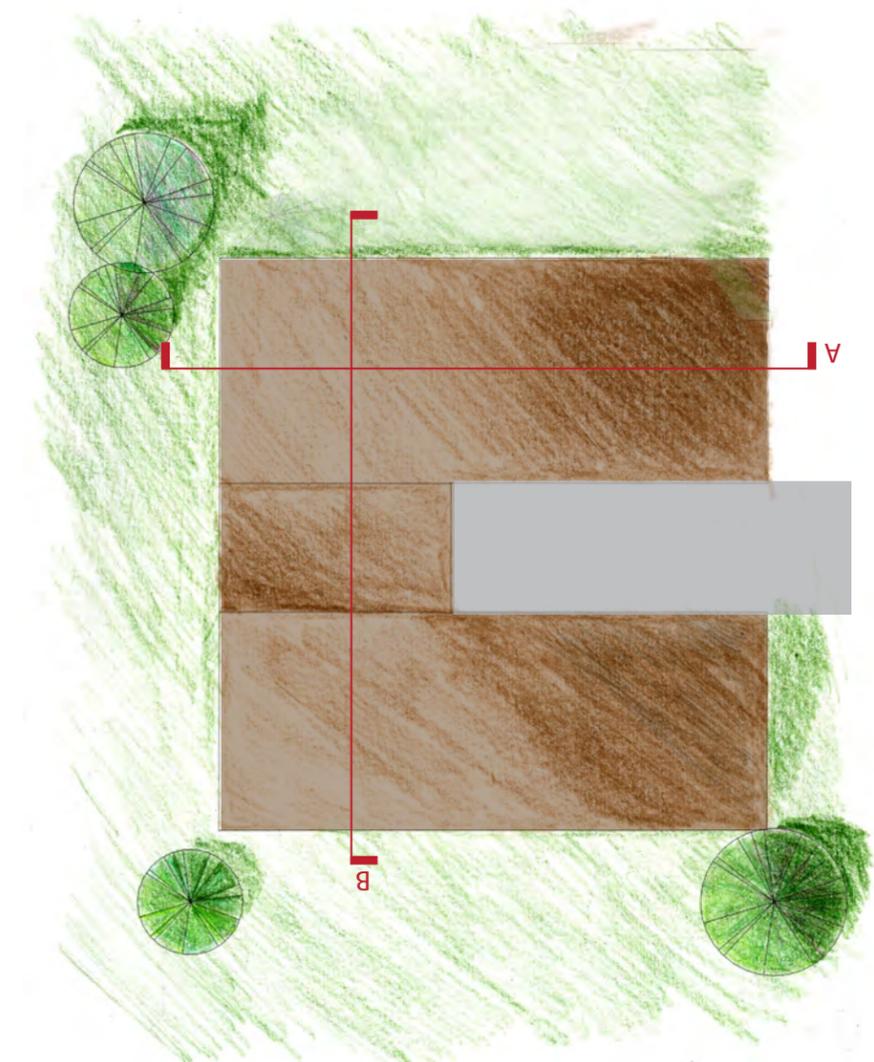




SECTION: A



SECTION: B



SITE PLAN: Co-Housing





**CONCEPTUAL IMAGES:**

The image to the above left looks from the corner of 2<sup>nd</sup> Street and Fountain towards the Specialty Population Housing Units. This image shows the lens through the street into the common area which the housing enclosing the space creating a sense of safety. The image to the above right looks from the duplex breezeway into the common area. A parent is able to look over and watch the children playing with one another in a safe community promoting “la familia”. The image below illustrates an interior space of the Specialty Population Housing Unit and shows the windows facing towards the common area from the sink and dining table. This portrays the idea of a parent cooking while looking over their child in the backyard. These conceptual images present the idea of a tight knit community creating a safer environment and in turn enhancing the Quality of Life.



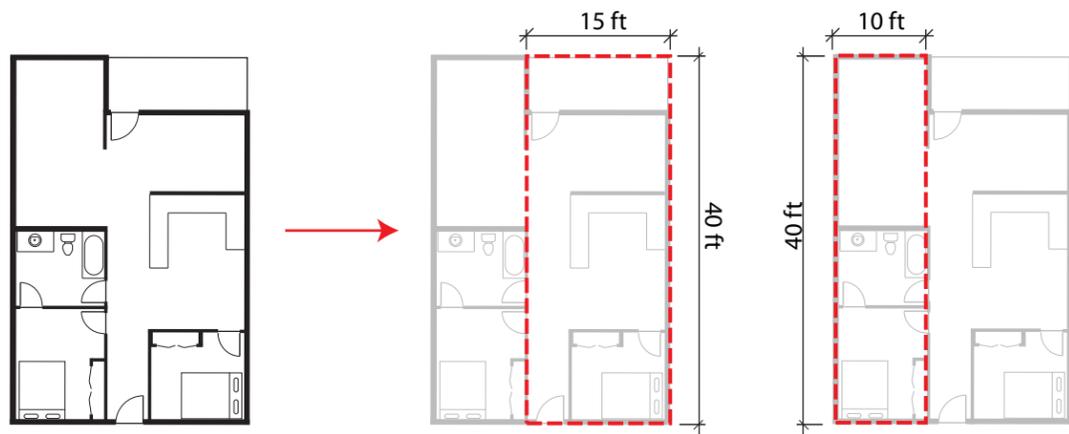


### Affordability

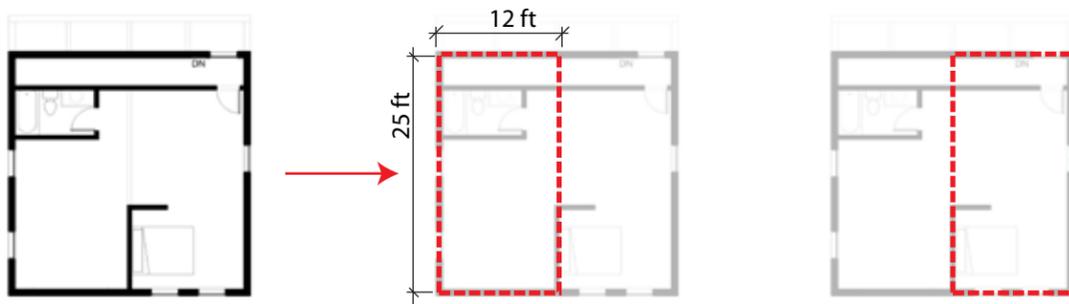
One of the key aspects of providing affordable housing is consideration of cost effective construction techniques. Each of the units designed for Fowler's Landing have been dimensioned in such a way so as to allow for modular, panelized, stick built and/or hybrid systems.

Modular building are prefabricated homes that are built in a factory off-site and brought on site through a crane and truck. The maximum requirement in the state of Colorado for a modular footprint is 60 ft X 16 ft. The shotgun unit, studio unit of the garage, and garage unit have the opportunity of modularity. The process of modular buildings saves up to 50% of construction time which in turn cuts labor costs and creates an affordable process as well as a livable housing unit.

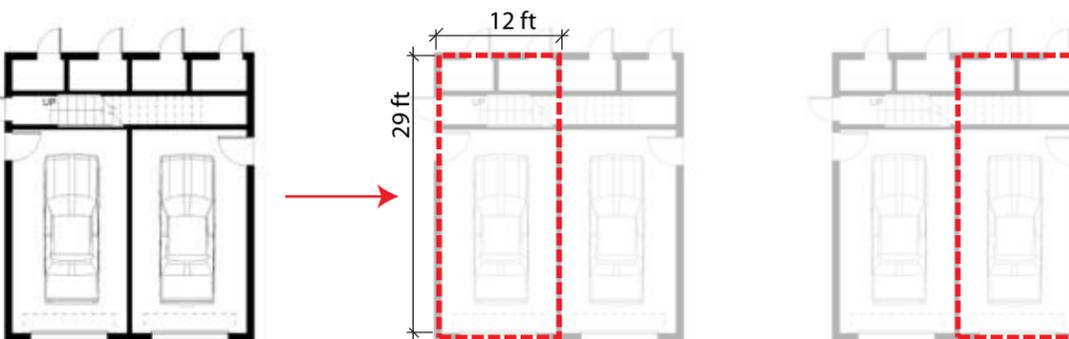
Shotgun Housing



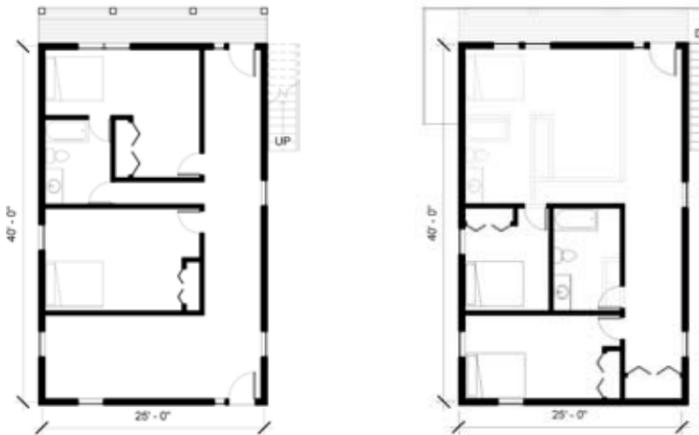
Studio Unit



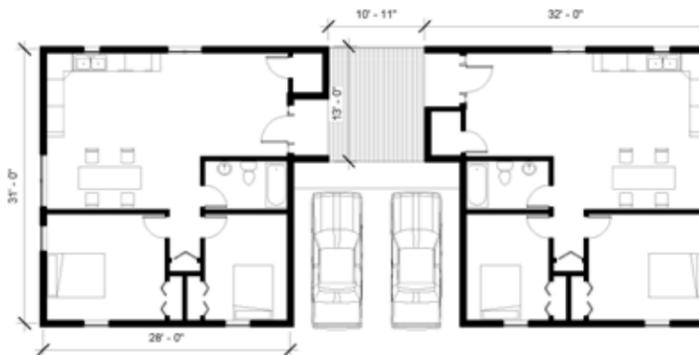
Garage Unit



Double Shotgun Unit



Specialty Pop. Unit



Live-Work Unit



NATIVE MATERIALS



Grass



Shrub



Tree



Soil

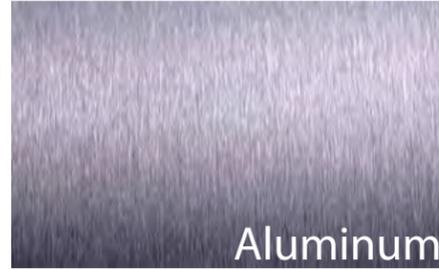


Water

BUILDING MATERIALS



Wood



Aluminum



Brick



Composite Shingles



Corten



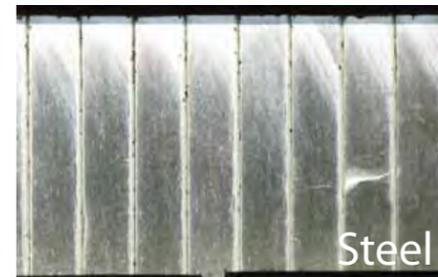
Rammed Earth



Cement



Rock



Steel



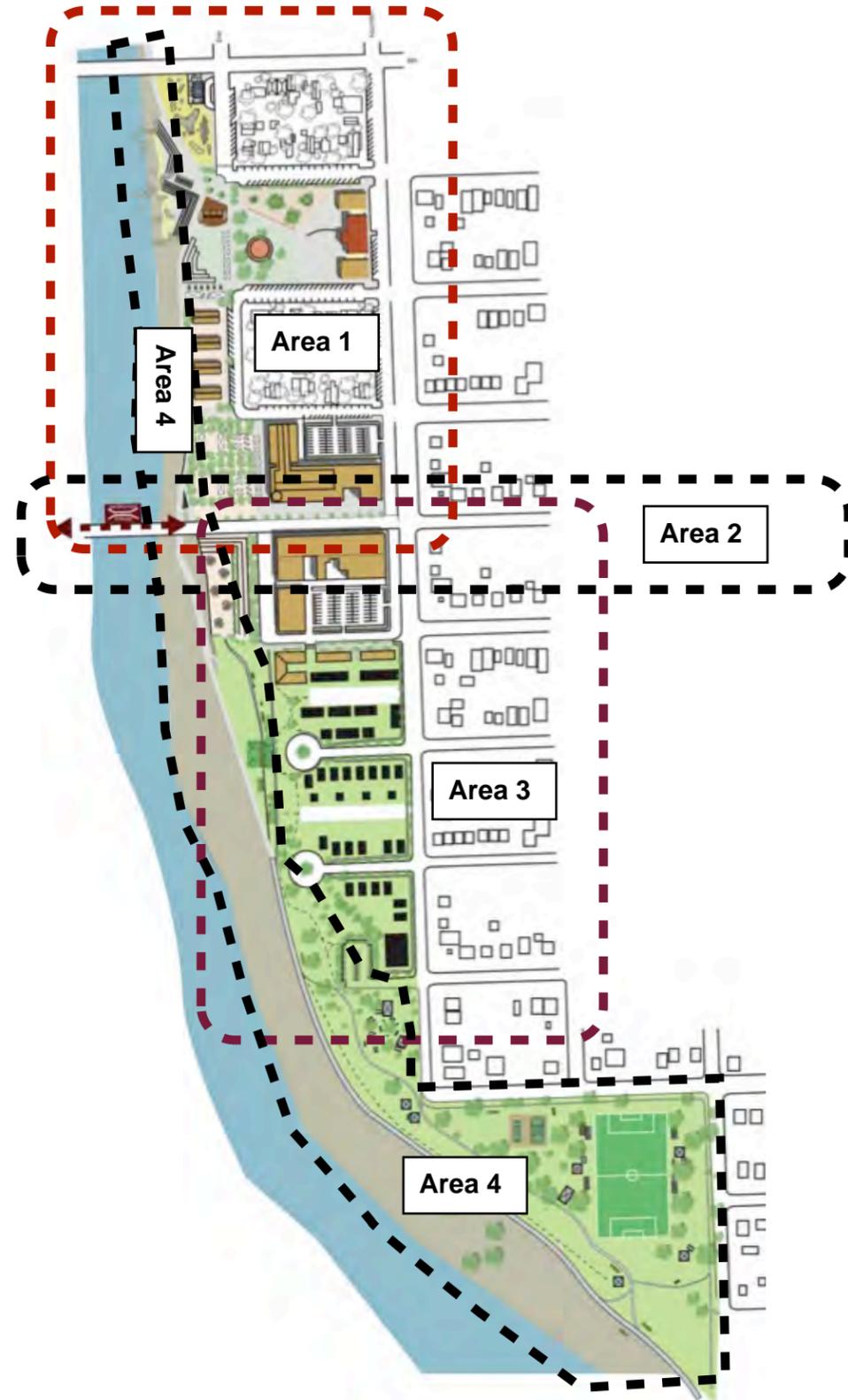
Stone

Materials

For the materials of all these units for Fowlers Landing, local and easily accessible materials will be used in these units. These materials include brick, steel and other metals, stone, and wood. Most of these materials can be found locally in Pueblo creating an economic opportunity for the city and save cost such as transportation for the materials. Images of all of these different types of materials can be seen in the image collage on the top left of this page.

Since Fowler's Landing is right along Fountain Creek, it is very important to integrate vegetation into this development. There will be an abundant of native trees and plants throughout this entire development and should be taken into account with how it will affect this development. The images on the bottom left are a couple of different examples of what natural materials might be seen and may be beneficial on this particular development.





## RECOMMENDATIONS

Successful reinvestment in the Historic East Side will rely upon a coordinated strategy involving public and private initiatives. This plan recommends a series of projects that are “shovel ready” and capable of being leveraged into partnerships between the City and other potential investors and funders. Ultimately, it is intended that through the implementation of several of the catalyst projects presented that reinvestments throughout the East Side will occur once investors recognize the commitment by the city for redevelopment of the area.

### Catalyst Projects

The key to the left illustrates the Study Area broken into four Geographic Areas:

- **Area 1: El Centro**
- **Area 2: 4th St. District**
- **Area 3: Fowler’s Landing**
- **Area 4: Fowlers Loop and Plaza Verde**

For each of these districts, a series of top priority catalyst projects have been identified:



### Area 1: El Centro

Top Priority Catalyst Projects include:

- **Erie Reconfiguration**
- **4th & 8th St. Gateways**
- **Scoops and Bowls**
- **El Centro Plaza**
- **East Side Rocks**
- **The Pavilions**
- **Beach Side**
- **North Wing Addition - El Centro**
- **Pedestrian Linkage on 4<sup>th</sup> Street Bridge**



### Area 2: 4th St District

Top Priority Catalyst Projects include:

- East Side Market
- 4th St. Streetscape Improvements
- 4th and Hudson Demonstration Project



### Area 3: Fowler's Landing

Top Priority Catalyst Projects include:

- Property Acquisition
- Relocation Program
- Fowler's Redevelopment



### Area 4: Fowler's Loop and Plaza Verde

Top Priority Catalyst Projects include:

- Fowler's Loop
- Active Living Workout Spaces
- Large Recreational Fields
- Signage
- Plaza Verde enhancements



## ORGANIZATIONAL & PUBLIC OUTREACH

## REGULATORY & LAND ACQUISITION

## CATALYST & DEMONSTRATION

## FUNDING

### General

1. Share and Formalize Plan
2. Coordinate with all Plans including Greenways Master Plan
3. Formally establish East Side Neighborhood Group (501c3)
4. Establish Technical Assistance Program for non-profits and neighborhood groups
5. Establish East Side Promotional Programs
6. Establish East Side Partnership
7. Establish East Side Healthy Eating/ Active Living Program

1. Establish an East Side Overlay Zoning District
2. Establish Land Acquisition strategy for key parcels
3. Establish Enterprise Zone

1. Identify Year One Catalyst Projects
2. Prepare Final Design of Year One Projects
3. Identify Five Year Program for implementation of strategic projects into City's Work Plan and Capital Projects Program

1. Prepare strategy that identifies appropriate use project by project of all local, state and federal funding sources such as CDBG, State Historical Grants, NSP, New Market Tax Credits as well as Foundations, SRI's, etc.
2. Continue to bolster Urban Renewal & TIF opportunities

### Parks & Greenways

1. Coordinate with Greenways and Parks Master Plans
2. Coordinate with Plaza Verde implementation process
3. Bolster Community Garden programs

1. Acquire key parcels as available and possible for Civic Center components

1. Scoops & Bowls Catalyst Project
2. Fowler's Loop Catalyst Project
3. Plaza Verde improvements
4. Civic Center "Signature" projects: (East Side Rocks, Le Jardin, etc.)

1. Coordinate "shovel ready" projects, such as Scoops & Bowls and Fowler's Loop in any awarded GOCO funding
2. CDBG funding as appropriate

### Conveyance & Circulation

1. Coordinate 4th St. improvements with existing businesses
2. Coordinate 4th St. improvements with CDoT

1. Develop East Side Parking System Master Plan
2. Supplement and enforce Tree Lawn standards

1. Vacation of Erie between 6th and 7th w/parking reconfiguration and revision to circulation pattern
2. 7th St. (between Erie and Fountain): Tree Lawn Demonstration Project
3. Intersection Demonstration Project @ 4th & Fountain

1. FTA improvement grants
2. CDBG as appropriate



**ORGANIZATIONAL & PUBLIC OUTREACH**

**REGULATORY & LAND ACQUISITION**

**CATALYST & DEMONSTRATION**

**FUNDING**

**Commercial**

- 1. Establish East Side Business Association

- 1. Establish and/or bolster existing standards including lighting, facade improvements, etc.
- 2. Formalize and adopt Guidelines for renovations, infill and catalyst projects
- 3. Acquire key parcels as available and possible for East Side Market

- 1. District Parking
- 2. East Side Market

- 1. Establish Facade Improvement Fund
- 2. CDBG
- 3. TIF
- 4. General Improvement District

**Civic**

- 1. Establish Civic Center Task Force
- 2. Establish Shared Space Program
- 3. Establish Internet Support and Outreach Program

- 1. Establish Operational Standards for Civic Uses (such as hours of operation, noise abatement, food trucks, etc.) Formalize and adopt Guidelines for renovations, infill and catalyst projects
- 2. Acquire key parcels as available and possible for Civic Center

- 1. El Centro Expansion
- 2. El Centro Park improvements
- 3. The Pavilions
- 4. The Tool and Seed Library

- 1. State Historical Grants
- 2. CDBG as appropriate
- 3. TIF
- 4. New Market Tax Credits
- 5. Foundations

**Housing**

- 1. Establish East Side Housing Task Force
- 2. Establish Relocation Program
- 3. Identify "Receiving Sites" for relocation and/or infill units
- 4. Bolster Home Improvement Programs

- 1. Supplement and enforce Tree Lawn standards
- 2. Refine Energy Standards
- 3. Identify key parcels for acquisition when available
- 4. Review benefit of Urban Renewal Authority acquisitions and tax benefits

- 1. Fowler's Landing
- 2. "Adopt a House"

- 1. HOME
- 2. NSP
- 3. Federal Demonstration Grants
- 4. Public/Private Partnerships