

What are Strengths, Weaknesses, and Challenges of Downtown Pueblo?

(Answers copied from SurveyMonkey, late 2018)

Strengths

- Community
 - Mix of use (business, residential, restaurants, arts, government) is strong
 - Night-time economy exists
 - Sense of community
- Economy
 - Lower cost
- History
 - Historic Downtown Pueblo
 - The many historic buildings create an attraction for those interested in history.
 - Good “bones”
 - History of Southern Colorado
- People
 - Determined, support Downtown
 - Owners of property and businesses
 - Communicative, dedicated and interested group (Downtown Association)
 - We work hard
- Place (and Built Environment)
 - Downtown location is central, center of things, access to all areas of the city
 - Downtown walking distance is short
 - The Riverwalk, residents and tourists alike use it
 - Union Avenue is a lovely street

Weaknesses

- Community
 - Education about historic preservation (is not enough)
 - Grocery store needed to serve local business district, and not just a convenience store that sells gas and adds to vehicle traffic.
 - Homeless & transient population is a problem (like most cities)
 - Park (centrally located) for recreation and sports (not existent)
 - Government resources are scarce
- Economy
 - Businesses (small) need funding for special projects.
 - Businesses (large) aren't numerous enough to make an impact.
 - Building upper floors are underutilized.
 - Economy in general seems weak.

Survey to Pueblo Downtown Association about Strengths, Weakness, & Challenges (2018)

- “Dagger through the heart of Pueblo, 200-foot wide”, a serious impediment to downtown development; the former railroad right-of-way land owned by the state which they seem not willing to sell. We who lease it could be ordered to leave in 30 days. (Former state senator Abel Tapia rightly called this the “dagger”.)
- International codes (IBC, IEBC, IRC 2015 etc.) difficult to retrofit
- Parking of vehicles
- Retail is smaller than desirable and too far apart.
- People
 - While stakeholders are determined, they all have separate goals. We need one oversight committee with members from each of the other groups.
- Place (and Built Environment)
 - Litter and dumping of garbage
 - Homeless people lounging around doorways of empty buildings and hanging around the fountains.
 - Sidewalks could still use more work.
 - Utilities (electric) exposed above-ground

Challenges (Threats and Opportunities)

- Community
 - Community as a whole does not support small business.
 - Drug addiction and related crimes.
 - Public Safety: Downtown does not feel safe.
 - Politics.
 - Schools are underperforming and have a bad reputation. Our continued loss of focus on education.
- Economy
 - Competing shopping at national chains available on north side.
 - Development: It is too hard to get things done. We need to make doing business easier. We need to relax rules on older areas of the city (established development area).
 - Taxes: Our refusal to raise property taxes.
- People
 - Attitude. Too many people are not realistic about how much has already been accomplished.
- Place (and Built Environment)
 - Building restoration
 - Land owned by the State in large parcels
 - Litter and dumping (garage and trash) along the interstate and streets. Gives a bad first impression to tourists and potential citizens.
 - Sidewalk maintenance.
 - Transit Options.

Participants

- Property and/or Business Owners (4)
- Administrator (1)
- Transportation Planner (1)