

# EASTSIDE STREETSCAPE STUDY

CITY OF PUEBLO | JULY 2021



# ACKNOWLEDGMENTS

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## FOCUS GROUP

The City would like to express sincere gratitude to those who participated in the focus group for this study. Focus group members provided invaluable feedback and resources that helped inform recommendations included in this report. Thank you again for your support and contributions.

## CITY OF PUEBLO & PUEBLO COUNTY

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# INTRODUCTION



## STUDY OVERVIEW

The Eastside Streetscape Study seeks to improve the lives of all residents in the City of Pueblo's Eastside Community on a daily basis, with recommendations focused on influencing the future of the entire area for generations to come. The Study is funded by the County's 1-A fund, a voter-approved ballot issue from 2016, which indicates the focus on parking, streetscape, and pedestrian improvements.

In response to the funding requirements, the Eastside Streetscape Project identifies parking, streetscape, and pedestrian-related challenges and proposed improvements throughout three specific areas in the City of Pueblo's Eastside Community:

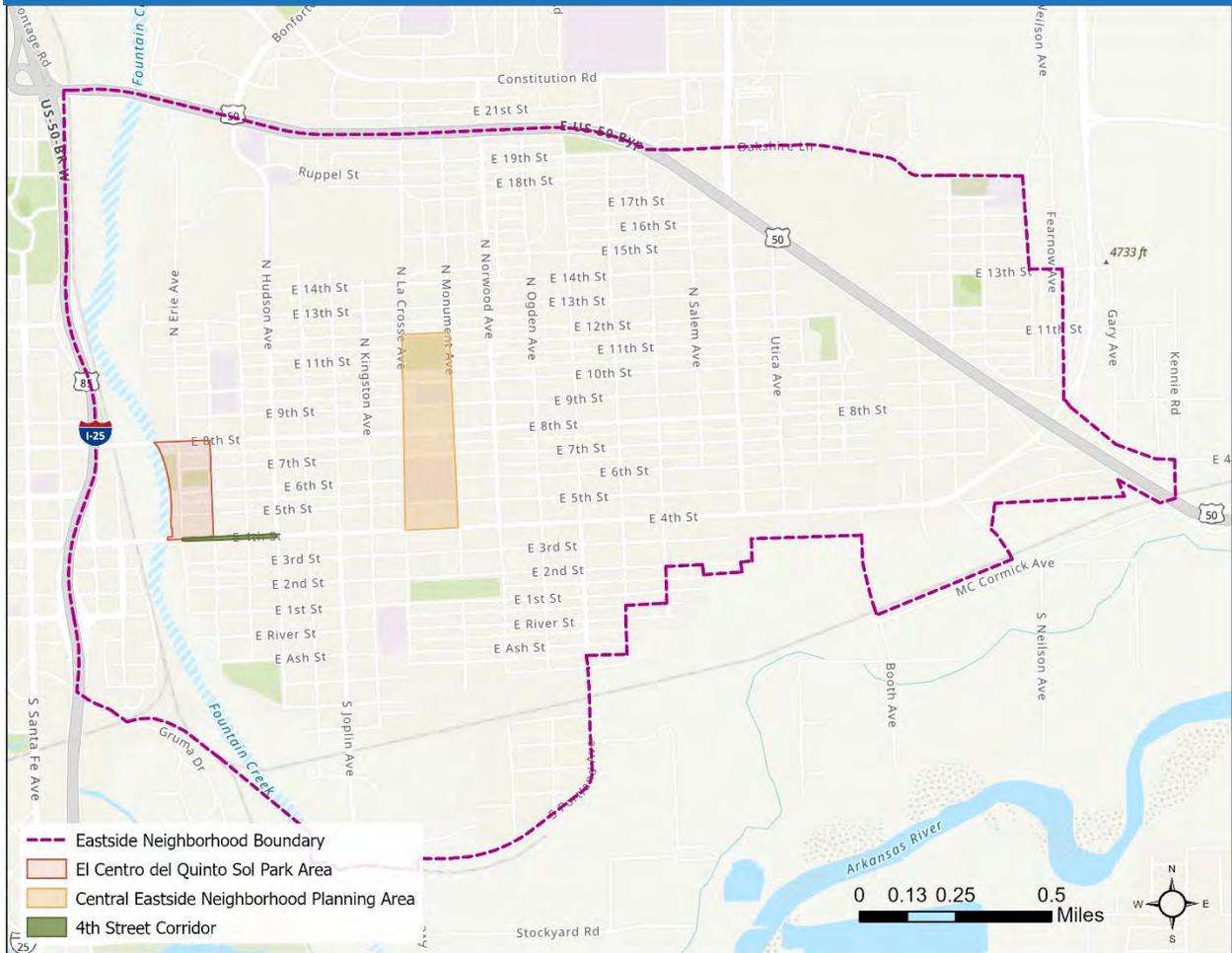
- El Centro del Quinto Sol Park
- East 4<sup>th</sup> Street Corridor
- Central Eastside Planning Area

These three areas are analyzed individually but considered collectively to ensure connectivity and economic opportunities are maximized for the greater Eastside Community.

In summary, this report provides solutions to the general issues identified by City staff, stakeholders, and community members: improve parking and streetscape opportunities, enhance pedestrian and bicycle facilities, encourage economic development, consider safety, and strengthen community character and sense of place for the Eastside. The report is broken up into chapters based on the three areas mentioned previously and includes both existing conditions documentation and recommendations for future projects and initiatives.

Recommendations are based on community input, engineering feasibility, and available funding. As such, some recommendations can be implemented in the near-term with the existing County 1-A funding while others can be achieved in future years positively impacting the area overall and helping to achieve the greater vision.

# EASTSIDE NEIGHBORHOOD STUDY AREA



# EASTSIDE COMMUNITY

To understand a community from all perspectives, it is important to consider the composition and particular needs of residents living within the area. A quick snapshot of the area demographics indicate that the Eastside Community has a higher percentage of renter-occupied housing, no vehicles available, poverty level, and unemployment, and a lower median household income compared to the City of Pueblo. This reveals the need to apply a context-sensitive approach to

Demographics	Eastside Community	City of Pueblo
<b>Housing Tenure</b>		
Renter Occupied	53.0%	44.2%
Owner Occupied	47.0%	55.8%
<b>Vehicles Available by Household</b>		
No Vehicle Available	13.7%	10.0%
1 Or More Vehicles Available	86.3%	90.0%
<b>Below Poverty Level</b>		
	36.8%	23.7%
<b>Unemployed Persons for Population 16 Years and Over</b>		
	8.4%	5.2%
<b>Median Household Income</b>		
	\$30,504	\$38,338

transportation options, connectivity, and economic development. In the Eastside Community, the desire to walk, bike, and/or take public transit may be a necessity rather than a choice; supporting non-vehicular connectivity to jobs close to home could allow an additional income for some families; and additional streetscape enhancements have the opportunity to build pride and improve safety and access for residents.

## STUDY PRIORITIES

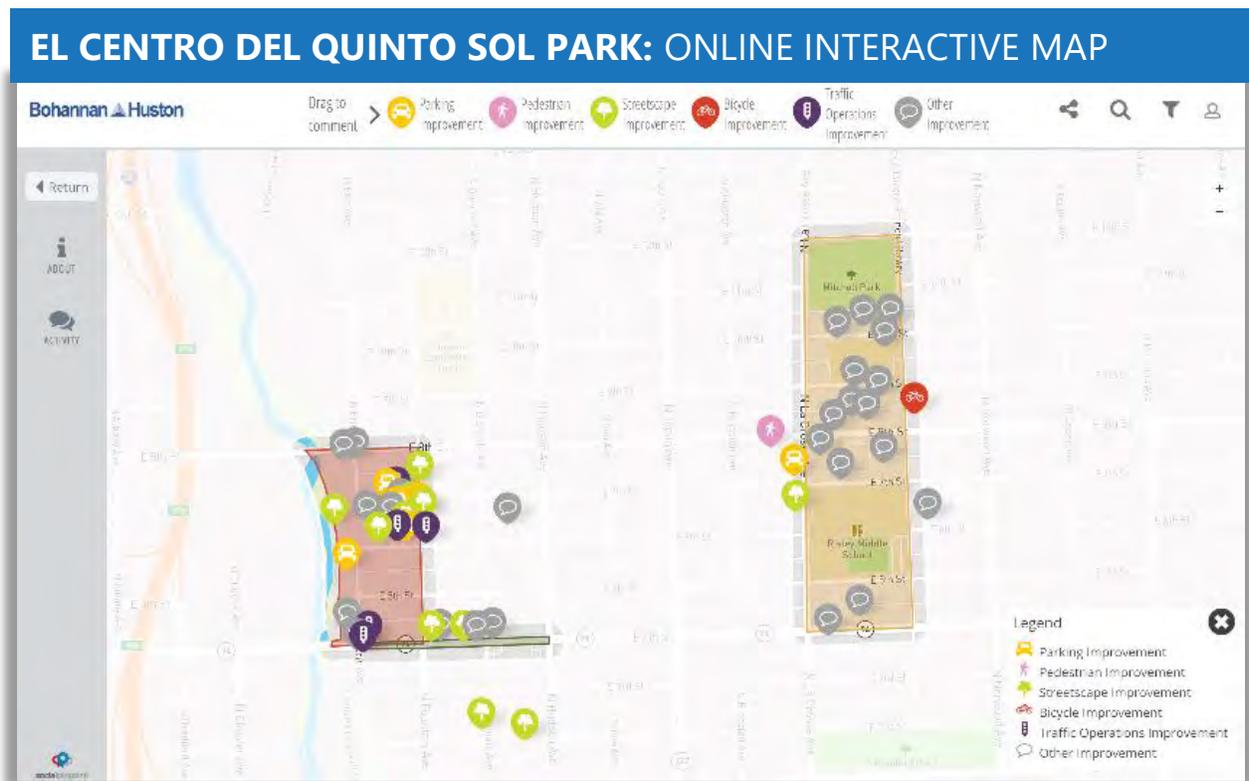
### Previous Planning Priorities & Ideas

There has previously been a substantial amount of planning completed for the Eastside Community that serves as the foundation for solutions proposed throughout this planning process. This Plan respects the input previously received by area residents while simultaneously capturing ideas from stakeholders and additional members of the public as part of this planning initiative. Based on a review of existing plans and studies, several noteworthy priorities were established for the Eastside Community and specific to the study areas.

EASTSIDE COMMUNITY		
<p><b>Value</b> historic elements</p> <p><b>Support</b> economic development with an emphasis on mixed-use</p> <p><b>Desire</b> to improve pedestrian experience</p> <p><b>Hope</b> to enhance community space and connectivity</p>		
El Centro del Quinto Sol Park:	East 4 <sup>th</sup> Street:	Central Eastside Planning Area:
<p><b>Priorities</b></p> <ul style="list-style-type: none"> <li>• Neighborhood Gateway</li> <li>• Streetscape and Aesthetics</li> <li>• Lighting and Parking</li> <li>• Pedestrian/Bicycle Access</li> <li>• ADA Facilities</li> <li>• Trail Enhancements</li> </ul> <p><b>Previous Ideas</b></p> <ul style="list-style-type: none"> <li>• Redevelop Erie Street - new pedestrian Main Street between 4<sup>th</sup> and 6<sup>th</sup></li> <li>• Incorporate new types of parking - diagonal parking at 8<sup>th</sup> and Fountain and 7<sup>th</sup> and Erie and Fountain</li> <li>• Install more lighting (LEDs)</li> </ul>	<p><b>Priorities</b></p> <ul style="list-style-type: none"> <li>• Neighborhood Gateway</li> <li>• Streetscape and Aesthetics</li> <li>• Lighting and Parking</li> <li>• Pedestrian/Bicycle Access</li> <li>• Transit Improvements</li> </ul> <p><b>Previous Ideas</b></p> <ul style="list-style-type: none"> <li>• Add Gateway features at 4<sup>th</sup> Street and Erie Avenue such as banner "Welcome to Pueblo's Historic East Side"</li> <li>• Maintain both parking lanes</li> <li>• Enhance streetscape to include amenity zones, lighting, trash and recycling, and low impact street trees</li> <li>• Make pedestrian experience more comfortable</li> </ul>	<p><b>Priorities</b></p> <ul style="list-style-type: none"> <li>• Pedestrian/Bicycle Access</li> <li>• Parking</li> <li>• Streetscape and Aesthetics</li> <li>• Connectivity</li> <li>• Transit Improvements</li> </ul> <p><b>Previous Ideas</b></p> <ul style="list-style-type: none"> <li>• Establish pedestrian linkages</li> <li>• Consider pedestrian, parking, streetscape improvements</li> <li>• Safe Routes to School grant for Park View Elementary bike lanes or sharrows on adjacent streets</li> </ul>

## Stakeholder and Public Engagement

Stakeholder and public engagement was an integral component of the planning process for the Eastside Streetscape Study. To help guide the planning process, a **focus group** was established to host small group discussions to gather in-depth feedback from local agencies, residents, non-profit organizations, and business owners. Through two focus group workshops and online interactive activities, input was provided on priorities and preferences for each of the three study areas in the Eastside neighborhood. The focus group also supported the creation of overall recommendations, priority projects, and additional opportunities for improvement. **Input received from focus group members specific to streetscape, parking, and pedestrian improvements are presented below.**



## EL CENTRO DEL QUINTO SOL PARK: PARKING

What street around El Centro Park would benefit most from additional parking? (rank in order of priority)

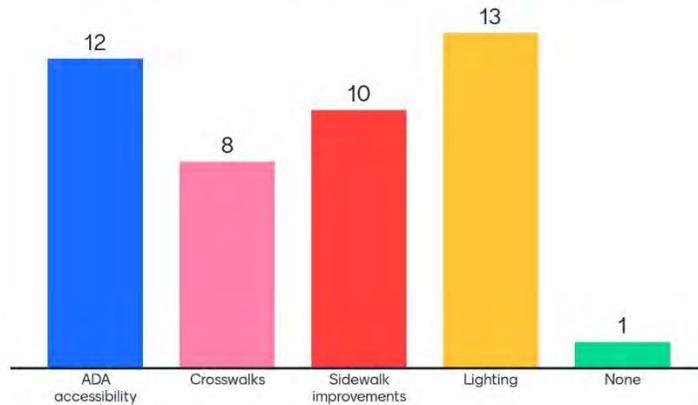
Mentimeter



## EL CENTRO DEL QUINTO SOL PARK: PEDESTRIAN IMPROVEMENT

What type of pedestrian improvements are needed around the El Centro Park area? (select all that apply)

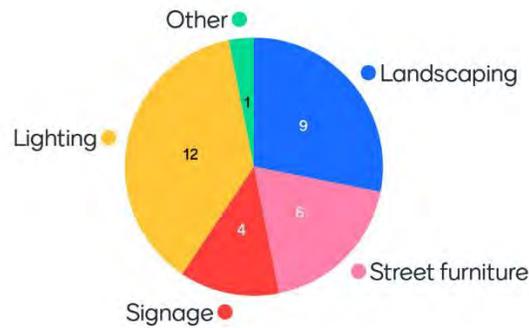
Mentimeter



## 4<sup>TH</sup> STREET CORRIDOR: STREETScape IMPROVEMENTS

What type of minor streetscape improvements along the sidewalk areas would you like to see on 4th Street? (select all that apply)

Mentimeter



## CENTRAL EASTSIDE PLANNING AREA: VISION

What is your vision for the Central Eastside Planning Area?

Mentimeter



In March of 2021, a **public meeting** was held to share the priority recommendations for each of the three areas. It was a virtual meeting but well attended, with an opportunity to solicit input and answer questions. The input received supported the issues and preferences shared during the focus group workshops, and was integrated into the priority project recommendations.

Overall priorities, preferences, and recommendations were developed based on this input and are included in the subsequent chapters, respective to each of the individual study areas. The project team listened and created priority projects and future initiatives that align with community values and vision.

**CITY OF PUEBLO:**  
**EASTSIDE STREETScape STUDY**

**VIRTUAL PUBLIC MEETING**

The City of Pueblo is inviting you to an upcoming virtual public meeting for the Eastside Streetscape Study. The purpose of the study is to improve pedestrian, streetscape, and parking elements within the Eastside Community. The study team has worked closely with key stakeholders to understand the challenges and opportunities. The City is excited to share some proposed improvements and ideas for future implementation within the following three unique areas:

1. **El Centro Quinto del Sol Park:** 4th to 8th Streets between Fountain Creek and Fountain Avenue
2. **East 4th Street:** Erie Avenue to Hudson Avenue
3. **Central Eastside Planning Area:** 4th to 12th Streets and Lacrosse Avenue to Monument Avenue

This study is funded by the County's 5A Fund, a voter-approved ballot issue from 2016.

**HOW TO JOIN**

Register to attend the virtual Zoom meeting at the link below:

<http://project.bhinc.com/EastsideStudyPublicMeeting>

**PUBLIC MEETING DETAILS**

FORMAT | Virtual Using Zoom  
DATE | Wednesday, March 31, 2021  
TIME | 5:00 - 6:30pm

**For questions, please contact:**  
Bradyn Nicholson | [bnicholson@bhinc.com](mailto:bnicholson@bhinc.com) | (720) 587-2669



# CHAPTER 1

## EL CENTRO DEL QUINTO SOL PARK AREA



## OVERVIEW OF STUDY AREA

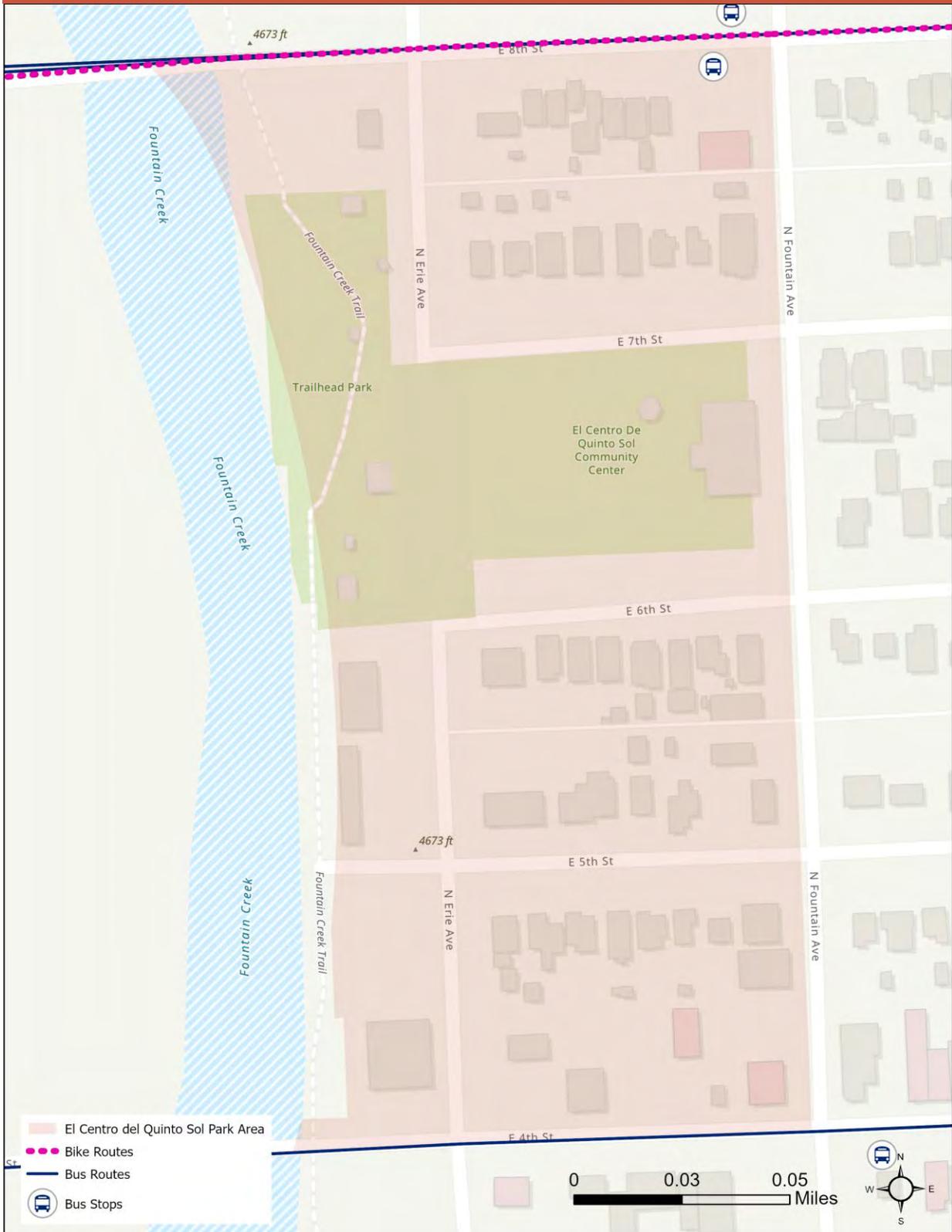
The El Centro del Quinto Sol Park Area encompasses 4th Street to 8th Street between Fountain Creek and Fountain Avenue. It is located immediately adjacent to Fountain Creek and Fountain Creek Trail and encompasses the El Centro del Quinto Sol Park, an area that includes some of the most valuable recreational and social amenities for the community. Many residents and the greater Pueblo community frequent the Park to walk and bike on the trail and use the skate park and recreation center.



In addition to the park, the majority of the area is zoned and used as residential and has several business and industrial uses along Erie Avenue and between 4th Street and 6th Street. There are bus stops located near Fountain Avenue and 8th Street and Fountain Avenue and 4th Street, with the northern and southern entries to the area bound by bus routes. Eighth Street is also a bike route.

Priority projects were developed for the El Centro del Quinto Park area that align with the County 1-A funding requirements of parking, streetscape, and pedestrian improvements, and are prioritized to utilize available funds most efficiently.

# STUDY AREA MAP: EL CENTRO DEL QUINTO SOL PARK



## PREFERENCES

Based on the collection of input received throughout the stakeholder and public engagement process, preferences specific to parking, pedestrian, and streetscape improvements were identified for the El Centro del Quinto Sol Park Area and are shown below.

### Parking Improvements

- More parking spaces
- More Americans with Disabilities Act (ADA) spaces
- Prioritize parking improvements for 7<sup>th</sup> & 6<sup>th</sup> Streets
- Support parking for the recreation center and skate park

### Streetscape Improvements

- Lighting
- Prioritize improvements for 7<sup>th</sup> Street, Erie Avenue, and 6<sup>th</sup> Street
- Art, benches, trashcans
- Gateway at 8<sup>th</sup> Street

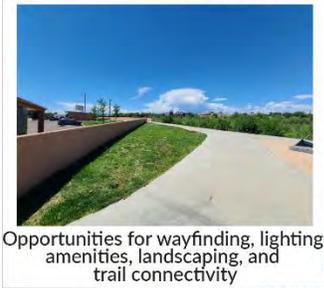
### Pedestrian Improvements

- ADA ramps and sidewalk conditions
- Pedestrian-scale Lighting

Supplementing input received, as noted above, the Project Team examined opportunities and challenges for the El Centro del Quinto Sol Park area to ensure the proposed projects bring valuable and sustainable improvements.



# EL CENTRO DEL QUINTO SOL PARK: OPPORTUNITIES AND CHALLENGES



Opportunities for wayfinding, lighting, amenities, landscaping, and trail connectivity



Enhance landscaping and connectivity with adjacent land use



Create a gateway with unique features for El Centro Quinto del Sol Park area



Consider improvements to curb, gutter, and drainage infrastructure



Improve parking options - type, signage, delineation



Improve pedestrian crossings and ADA accessibility

## ANALYSIS AND RECOMMENDATIONS

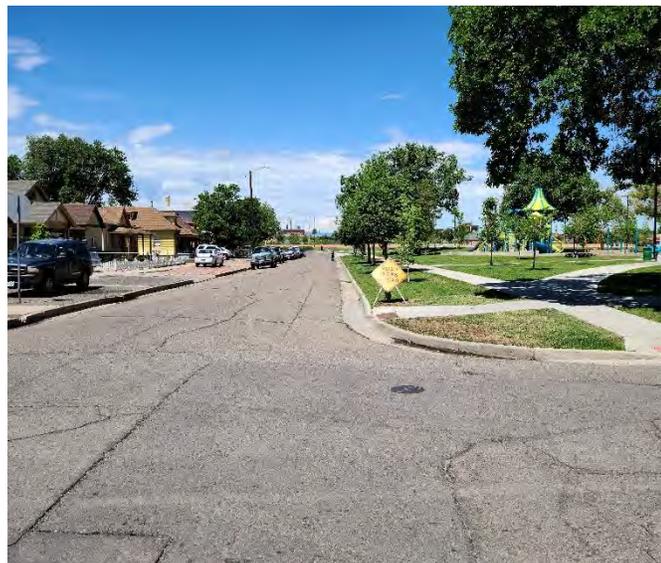
In addition to the establishment of local preferences, the Project Team conducted an analysis of existing conditions for parking, streetscape, and pedestrian facilities in the study area as a baseline for recommendation development. An overview of the analysis for each of these elements is presented in the subsequent sections.

### El Centro del Quinto Sol Park

El Centro del Quinto Sol Park serves as a major community destination and gathering space for the Eastside neighborhood. It is located between 7th and 6th Street and Fountain Avenue and Fountain Creek.



The City has completed some recent improvements for the Park in the last several years, including the installation of sidewalks with ADA compliant ramps and landscape buffers around the park, landscaping, and a new parking lot at 6th Street and Erie Avenue. The Park averages approximately 1,800 patrons a month and peak visitation hours range from 10:00am-12:30pm for seniors and 3:00-8:00pm for adults and school-aged children.



## Parking

Existing street conditions throughout the El Centro del Qunito del Sol Park area support parallel parking, although parking is not striped or delineated (see images below). Residents typically park along the street adjacent to their homes or within the buffer between the sidewalk and curb. Park visitors generally park along 6th Street, 7th Street, Fountain Avenue, or within the parking lot located at 6th Street and Erie Avenue. There are a few existing ADA parking spots in this lot.

The public identified a need for parking to support activities at the recreation center and skate park located within El Centro Del Quinto Sol Park between 6th Street and 7th Street and Fountain Avenue and Fountain Creek. Adding more parking spaces and in particular, more ADA parking spots to provide more convenient and direct access to the El Centro del Quinto Sol Park Community Center was highlighted by many as a priority.



To accommodate this need, the Project Team analyzed options to add in more formalized parking spaces along priority streets that surround the park area, including 7th Street, 6th Street, and Fountain Avenue. Considerations when assessing parking options included space-related feasibility within the available right-of-way, opportunity to maintain or increase quantity of parking, and preservation of access to residential homes. Although the buffer located between the sidewalk and curb on the residential side of these streets is owned by the City, maintenance responsibilities lie with the residents. It was expressed by City staff that it is unlikely that

residents would be in favor of tearing up the buffer to improve parking on the residential side of the street. Cost versus benefit was also a consideration for establishing recommendations for parking improvements. This was especially true for adding in delineated parallel parking spots. The cost of adding in striping to create dedicated parallel parking spots on the residential side would not yield much benefit to the neighborhood; therefore, current conditions were evaluated for the opportunity to add angled parking on the park side of these streets.

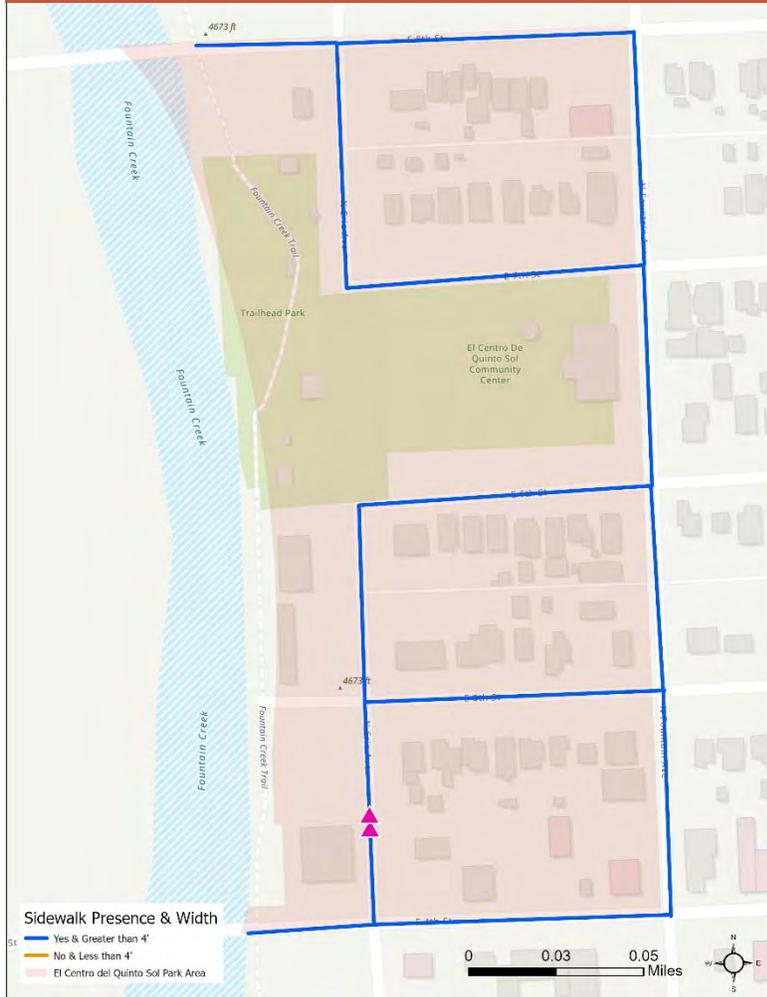
Based on the analysis of existing conditions and input received, the **recommended parking improvements** include cutting into the existing landscape buffer along the park side, between the sidewalk and curb, to add in delineated angled parking with ADA parking spots where appropriate. Refer to the Priority Projects section in this Chapter (P. 24 – 26) for more information on the proposed parking layout.

### Pedestrian Facilities

An analysis of existing pedestrian facilities was completed to better understand and identify challenges to walkability throughout the neighborhood. Analyses were completed through a visual assessment using Google Earth and an on-the-ground ADA assessment completed by the City's engineering staff. A summary of this analysis is represented in the following figures, with full-sized figures in Appendix A.

Overall, there are sidewalks present along both sides of all streets within the study area. The width of the sidewalks are all at least 4 feet and therefore, meet ADA requirements for sidewalk width. Although they meet these requirements, the sidewalks are generally in poor condition with cracks, bumps, uneven surfaces, and obstructions that should be addressed. Two major obstructions in the area are noted along Erie Avenue. In these locations, there are two light poles that impede the sidewalk area and create barriers for people in wheelchairs and those with strollers.

## SIDEWALK ANALYSIS: PRESENCE & WIDTH



To further identify whether existing sidewalks are accessible to people of all abilities, ADA ramps were assessed to determine if they were present and if so, if they included detectable warning surfaces. Several ADA ramp issues were identified along Fountain Avenue, 6<sup>th</sup> Street, and Erie Avenue. These locations are in need of upgrades to meet ADA requirements and are included in the recommendations. The City will consider completing additional ADA improvements throughout the study area, under a separate initiative.

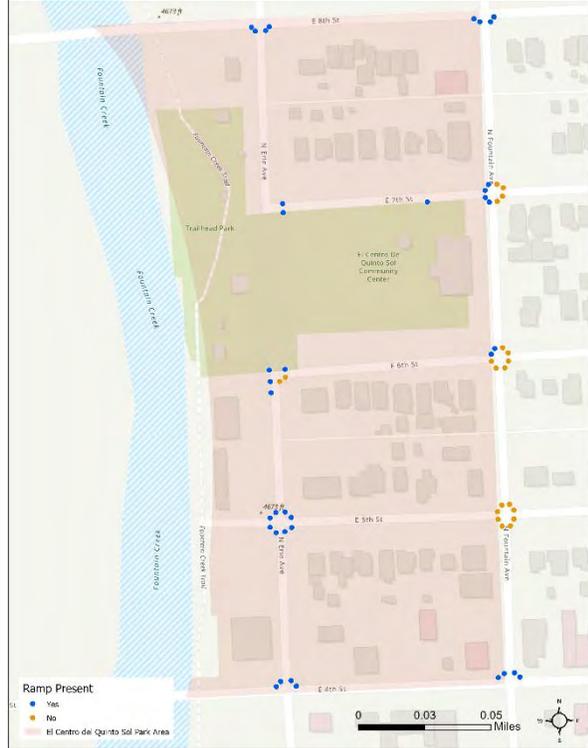
Full size maps can be found in Appendix A



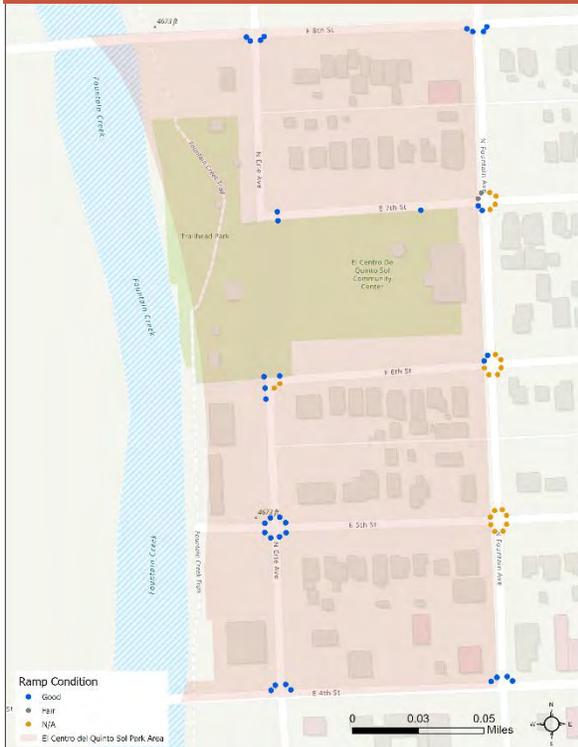
## ADA RAMPS: PRESENCE AND CONDITION



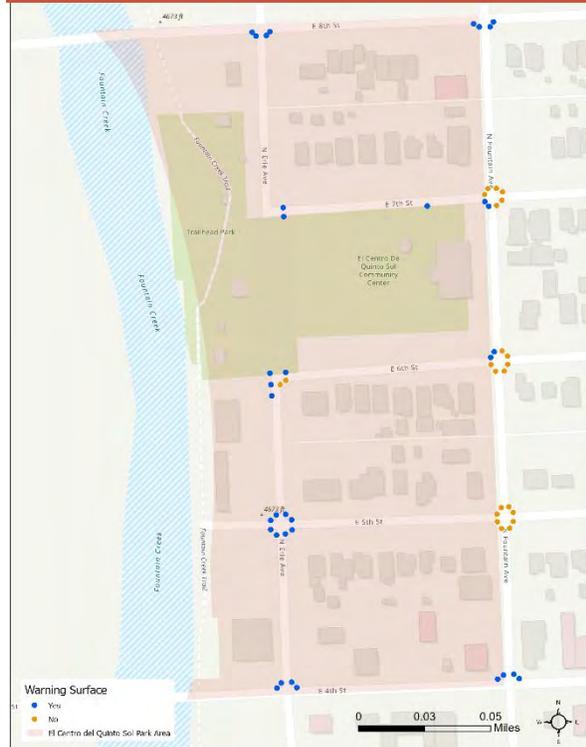
## RAMP PRESENCE



## RAMP CONDITION



## WARNING SURFACE



Full size maps can be found in Appendix A

## PRIORITY PROJECTS

Based on the analysis of existing conditions, input received from the community, availability of funding, and associated County 1-A requirements, the following priority projects are recommended for the El Centro del Quinto Sol Park area.

- Add **angled parking** on the park side
- Integrate **ADA parking** spots, where appropriate
- Construct **ADA ramps**
- Install **pedestrian-scale lighting**
- Improve **turf and irrigation**, as needed.
- Preserve **existing trees** as much as possible with the opportunity to relocate trees being removed, as feasible

The set of recommended improvements are proposed along the streets surrounding the park; 7<sup>th</sup> Street, 6<sup>th</sup> Street, and Fountain Avenue, with a visual layout provided after Cost-Estimates.



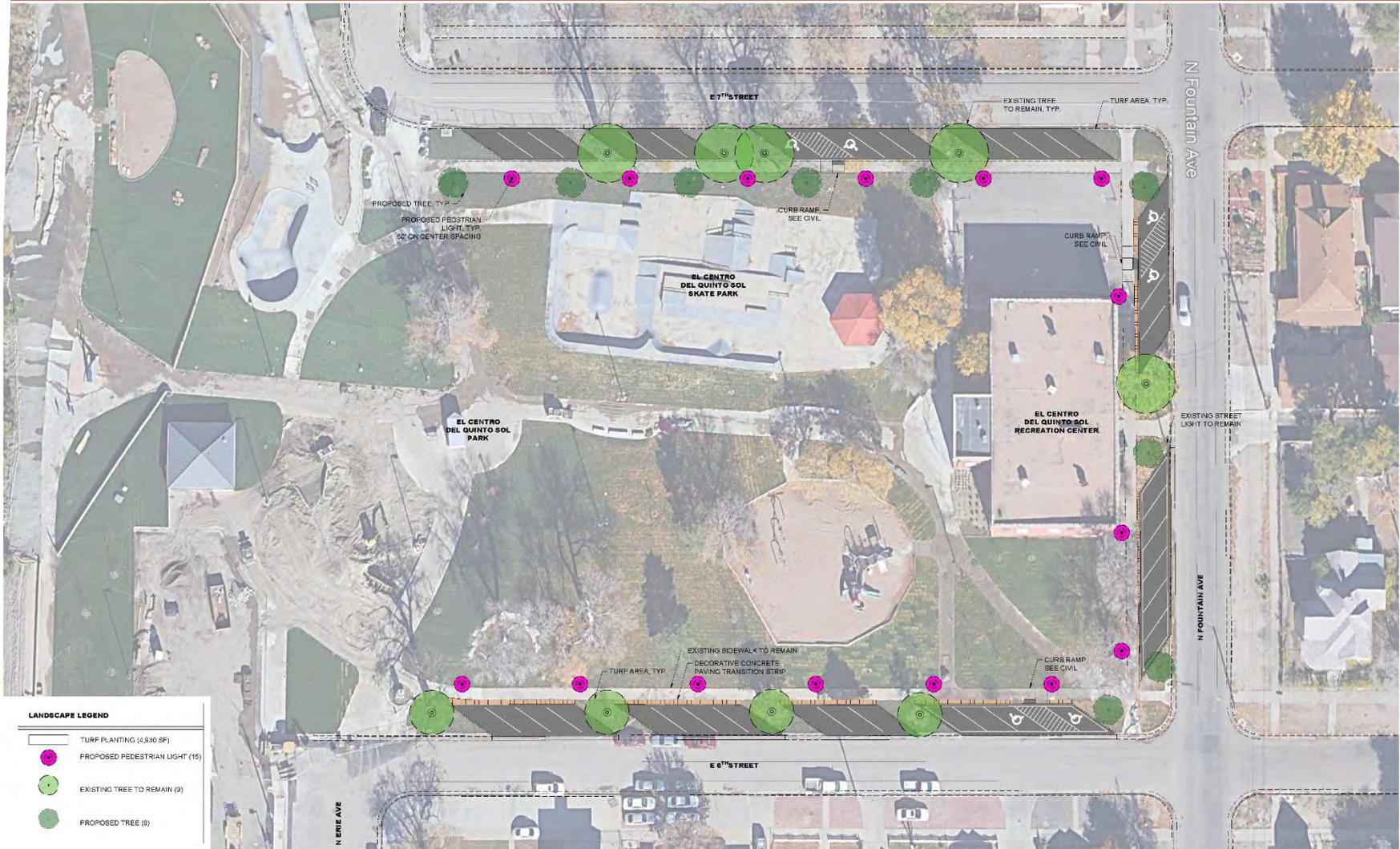
## Cost-Estimates

Calculating the preliminary cost for projects helps determine the actual opportunity to implement improvements with available funds. Preliminary cost estimates for the recommended priority projects, by street, are presented below. All costs are approximate, for planning purposes, and include a 10% contingency.

PRIORITY PROJECTS FOR EL CENTRO DEL QUINTO SOL PARK				
Location	Approx. Cost (Infrastructure)	Approx. Cost (Landscaping)	Approx. Total Costs	Improvements
7 <sup>th</sup> Street	\$135,000	\$52,000	\$187,000	<ul style="list-style-type: none"> <li>• 14 total angled parking spaces including 2 ADA spots</li> <li>• 3 ADA ramps</li> <li>• Pedestrian lighting at 60' on center spacing</li> <li>• Turf, trees, and irrigation</li> </ul>
6 <sup>th</sup> Street	\$151,000	\$48,000	\$199,000	<ul style="list-style-type: none"> <li>• 16 total angled parking spaces including 2 ADA spots</li> <li>• 6 ADA ramps</li> <li>• Pedestrian lighting at 60' on center spacing</li> <li>• Turf, trees, and irrigation</li> </ul>
Fountain Avenue	\$109,000	\$30,000	\$139,000	<ul style="list-style-type: none"> <li>• 10 total angled parking spaces including 2 ADA spots</li> <li>• 6 ADA ramps</li> <li>• Pedestrian lighting at 60' on center spacing</li> <li>• Turf, trees, and irrigation</li> </ul>
<b>APPROX. TOTAL</b>	<b>\$395,000</b>	<b>\$130,000</b>	<b>\$525,000</b>	<ul style="list-style-type: none"> <li>• 40 total angled parking spaces including 6 ADA spots</li> <li>• 15 ADA ramp replacements</li> <li>• Pedestrian lighting on 60' on center spacing</li> <li>• Turf, trees, and irrigation</li> </ul>

*Costs include 10% contingency*

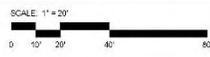
# EL CENTRO DEL QUINTO SOL PARK AREA RECOMMENDATIONS



**LANDSCAPE LEGEND**

	TURF PLANTING (4,830 SF)
	PROPOSED PEDESTRIAN LIGHT (15)
	EXISTING TREE TO REMAIN (3)
	PROPOSED TREE (8)

**PROPOSED STREETSCAPE IMPROVEMENTS**  
EL CENTRO PARK | FEBRUARY 2021



315  
518 117 6 STREET  
SUITE 410  
DENVER, CO 80212  
TEL: (303) 446-8500  
WWW.PGPH.COM

## POTENTIAL FUTURE IDEAS

Several potential future ideas for the El Centro del Quinto Sol Park area were also noted throughout the planning process. These potential future improvements were identified as lower-priority infrastructure needs, and the City is unable to be complete them within the monies available through the County 1-A funds. However, these projects should be analyzed further and implemented as more funding becomes available.

Potential future projects for the El Centro del Quinto Sol Park area include the following:

- Further evaluate and implement improvements along Erie Avenue to enhance the pedestrian experience and create an entry way to the area
- Complete additional ADA sidewalk and ramp improvements throughout the rest of the study area to meet ADA requirements
- Install a gateway element along 8<sup>th</sup> Street near Erie Avenue that has a consistent design with the future gateway project identified for 4<sup>th</sup> Street (refer to the 4<sup>th</sup> Street chapter for more details)

## SUMMARY

El Centro del Quinto Sol Park is a valuable part of the Eastside Neighborhood. The recommendations shared as a result of this study are intended to build upon the quality public space currently available and support future opportunities for all users in the area.



# CHAPTER 2

# 4<sup>TH</sup> STREET CORRIDOR

## OVERVIEW OF STUDY AREA

The East 4<sup>th</sup> Street Corridor spans from Erie Avenue to Hudson Avenue and is owned by the Colorado Department of Transportation (CDOT). CDOT maintains the roadway asphalt while the City and property owners maintain the area between the asphalt and the property line.

This section of 4<sup>th</sup> Street includes a mix of retail, commercial, and some residential land uses. It is the gateway for the entire Eastside Neighborhood Community.

The corridor has two travel lanes for motor vehicles in each direction, on-street parking on both sides of the street, and sidewalks that include planting areas with trees. These landscaping features help increase separation between pedestrians and vehicles and improve comfort levels for those walking along 4<sup>th</sup> Street. The corridor is a bus route and there are bus stops near Fountain Avenue and Hudson Avenue. The City of Pueblo and Pueblo Area Council of Governments (PACOG) have designated this corridor as signed bike routes but there is no existing bike route signage or other pavement markings indicating this to roadway users.

Approximately 5 years ago CDOT completed a project within the study area, these previous improvements were considered as recommendations were developed for this study. For more information on the previous CDOT project, refer to the Analysis and Recommendation section.

For the 4<sup>th</sup> Street corridor, priority projects are proposed that do not require infrastructure modifications, yet still align with the County A-1 funding requirements to address parking, streetscape, and pedestrian access. Recommended projects along 4<sup>th</sup> Street are prioritized to utilize available funds in the most efficient manner.

# STUDY AREA MAP: 4<sup>TH</sup> STREET CORRIDOR



## PREFERENCES

Based on the collection of input received throughout the public and stakeholder engagement process, preferences specific to parking, streetscape, and pedestrian, improvements were identified for the 4<sup>th</sup> Street corridor and are presented below.

### Streetscape Improvements

- Lighting
- Landscaping such as planters and banners/signage

### Corridor Improvements

- Improve safety
- Support traffic calming
- Gateway at Erie Avenue

Supplementing input received, as noted above, the Project Team examined opportunities and challenges for the 4<sup>th</sup> Street area to ensure the proposed projects bring valuable and sustainable improvements.



# 4<sup>TH</sup> STREET CORRIDOR: OPPORTUNITIES AND CHALLENGES



Need for traffic calming, streetscape, and lighting



Opportunities to revitalize economic development



Need for bicycle infrastructure



Opportunities to improve access to local businesses



## ANALYSIS AND RECOMMENDATIONS

Following the establishment of area preferences, the Project Team conducted an analysis of existing conditions for parking, streetscape, and pedestrian facilities on 4th Street. An overview of the analysis for each of these elements is presented in the subsequent sections.

The 4th Street corridor is owned by CDOT and maintained by CDOT, the City, and business owners. Improvements completed as part of a recent CDOT project included upgrades to the intersection corners with bulb outs, ADA ramps, crosswalks, and additional streetscape elements. Drainage improvements, including inlets and storm sewer, were also a part of this project. Updated traffic and pedestrian crossing poles were added at intersections along with some pedestrian lights. Areas of crushed stone mulch were installed for future landscape plantings with some existing street trees throughout the corridor.

Respecting the improvements that have already been done along the corridor, along with the previous public input, recommended projects were



identified as part of this study. To continue the momentum for improvements within the area, this study focused solely on minor streetscape projects (outside the roadway prism) such as lighting, landscaping, and art elements to further enhance the 4th Street corridor.

### Existing Lighting

An analysis of existing lighting along the corridor was completed to address concerns of poor lighting and need for additional lighting in the area for safety and pedestrian comfort. The analysis revealed three different styles of lighting throughout the study area – street-level pedestrian (globe style), overhead (ornamental), and overhead (cobra style). Consistencies in the lighting will create a more pleasing environment for pedestrians and help light the area in a more predictable manner.

The City of Pueblo currently owns the streetlights along 4<sup>th</sup> Street; however, through an agreement with Black Hills Energy (BHE), BHE maintains the streetlights for the City. According to BHE, there are no current plans for improvements or upgrades to existing lighting fixtures. Therefore, any improvements to lighting in this area would need to be initiated and funded by the City, with coordination through BHE.



## EXISTING LIGHTING ANALYSIS



## PRIORITY PROJECTS

Priority projects recommended under this study are additive elements that build on the existing conditions and recent corridor improvements. The two primary recommendations are to improve **pedestrian-scale lighting** for a more consistent lighting treatment throughout the corridor and the addition of attractive and colorful **landscape plantings** at intersection corners. Both landscaping and pedestrian lighting recommendations follow the guidelines of the City Center Streetscape Standards, Santa Fe / West 4<sup>th</sup> Street District Standards.

### Pedestrian-Scale Lighting

The proposed lighting for 4<sup>th</sup> Street aims to add long expanses of pedestrian lights, not necessarily in a consistent layout—the average spacing is intended to be about 60 feet on center spacing and places lights across from one another on each side of the street. In addition, the existing fixtures have a number of different light types ranging from high pressure sodium to LED. A recommended priority project is retrofitting older fixtures and coordinating the light types to help improve the quality and distribution of lighting.

## Landscaping

The vegetation character of the intersection planters should be of a palette that is regionally adapted for local climate and express a southeastern Colorado landscape. Plant selections (ornamental grasses, perennials, and flowering shrubs) should prioritize color and seasonal interest, attractive forms, drought tolerance, and low maintenance. An additional overlay of planting can be introduced through movable planters at storefronts with flowering annuals or perennials. The City has capacity to maintain corner plantings, but individual storefront plantings will be maintained by business owners. A recommended plant list will be provided during final design.

## Cost Estimates

Calculating the preliminary cost for projects helps determine the actual opportunity to implement improvements with available funds. Preliminary cost estimates for the recommended minor streetscape improvements along 4<sup>th</sup> Street are presented in the table below. All costs are approximate and include a 10% contingency.

### PRIORITY PROJECTS FOR 4<sup>TH</sup> STREET CORRIDOR

Location	Approx. Total Costs	Improvements
4 <sup>th</sup> Street Corridor	\$115,000	<ul style="list-style-type: none"><li>Plantings and irrigation at intersections and along corridor planters</li></ul>
	\$170,000	<ul style="list-style-type: none"><li>Pedestrian lighting improvements</li></ul>
<b>APPROX. TOTAL</b>	<b>\$285,000</b>	

*No site furniture recommended*

*Does not include cost for potential future gateway element*

*Costs include 10% contingency*

# 4TH STREET CORRIDOR RECOMMENDATIONS



LANDSCAPE LEGEND	
	PROPOSED PLANTING (6,000 SF)
	EXISTING PLANTING TO REMAIN
	COBRA HEAD STREET LIGHT (3)
	ORNAMENTAL STREET LIGHT (4)
	EXISTING PEDESTRIAN LIGHT (12)
	PROPOSED PEDESTRIAN LIGHT (14)
	BENCH
	GATEWAY SIGN
	EXISTING TREE TO REMAIN (37)
	PROPOSED TREE (10)

**PROPOSED STREETScape IMPROVEMENTS**  
4TH STREET | FEBRUARY 2021

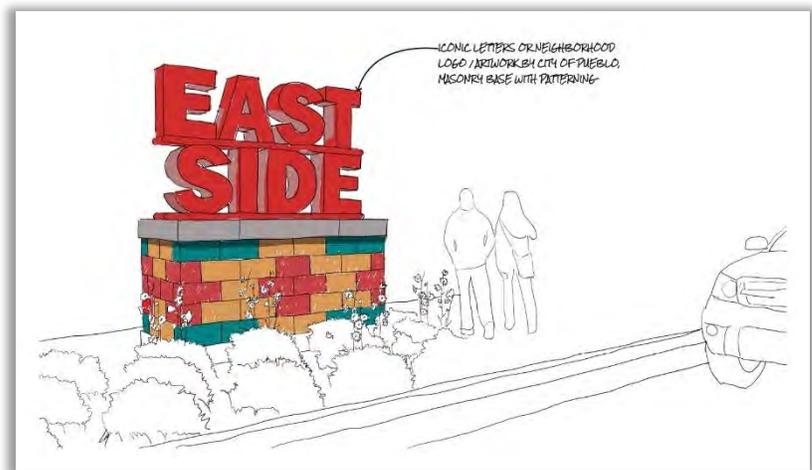
400  
 618 17th Street  
 Suite 100  
 Denver, CO 80202  
 Tel: 303.441.5000  
 www.mhc.com

## POTENTIAL FUTURE IDEAS

### Gateway Element

Although not identified as a priority project for the County 1-A funds, the concept of a gateway element was strongly supported by local stakeholders. As part of the planning process, potential locations have been identified for an Eastside Neighborhood Gateway element at the southwest corner of 4<sup>th</sup> and Erie and near El Centro Park, to mark the arrival to the neighborhood and inspire community pride with a recognizable landmark. Further development of the gateway element will require more

extensive community outreach and a design process led by the City of Pueblo for the selection of a final design for implementation. This project provides a unique opportunity to work with local artists and the Eastside neighborhood as a whole. Several preliminary



gateway element ideas were generated as part of this study, with one example shared here and additional options presented in Appendix C: Gateway Element Ideas. These concepts can be used to help generate additional and more concrete ideas to move the needle forward towards bringing this vision to life.

### Street Lighting

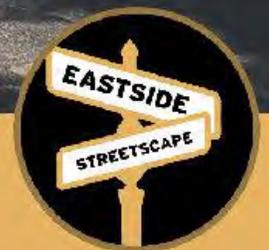
Street lighting improvements, within the roadway prism along 4<sup>th</sup> Street, were also recommended but not identified as a priority project with the County 1-A funds. This improvement is more directly related to traffic operations and would require close coordination with CDOT and BHE, and therefore, should be considered under a separate initiative.

## Banner Art

Another great streetscape element that was highly supported throughout this planning initiative is the concept of integrating local banner art on the existing light poles. The addition of banner brackets allows for seasonal artwork, neighborhood signage, and wayfinding in a cost-effective manner. Banner art could be placed on either the pedestrian light fixtures and/or streetlight poles. However, the City would need to design the lighting and send to BHE for installation since BHE does not carry street light poles with banner arms. Coordination with BHE is essential for successfully carrying out these improvements and ensuring maintenance of existing and new lighting over time. This initiative could be implemented at any time by City staff.

## **SUMMARY**

The East 4th Street Corridor provides direct and highly-visible access to the Eastside Neighborhood. The recommendations shared as a result of this study are intended to bring sustainable elements to this area, improving access for all users and encouraging future economic development as well as local pride and ownership along this section of 4th Street.



## CHAPTER 3

# CENTRAL EASTSIDE PLANNING AREA

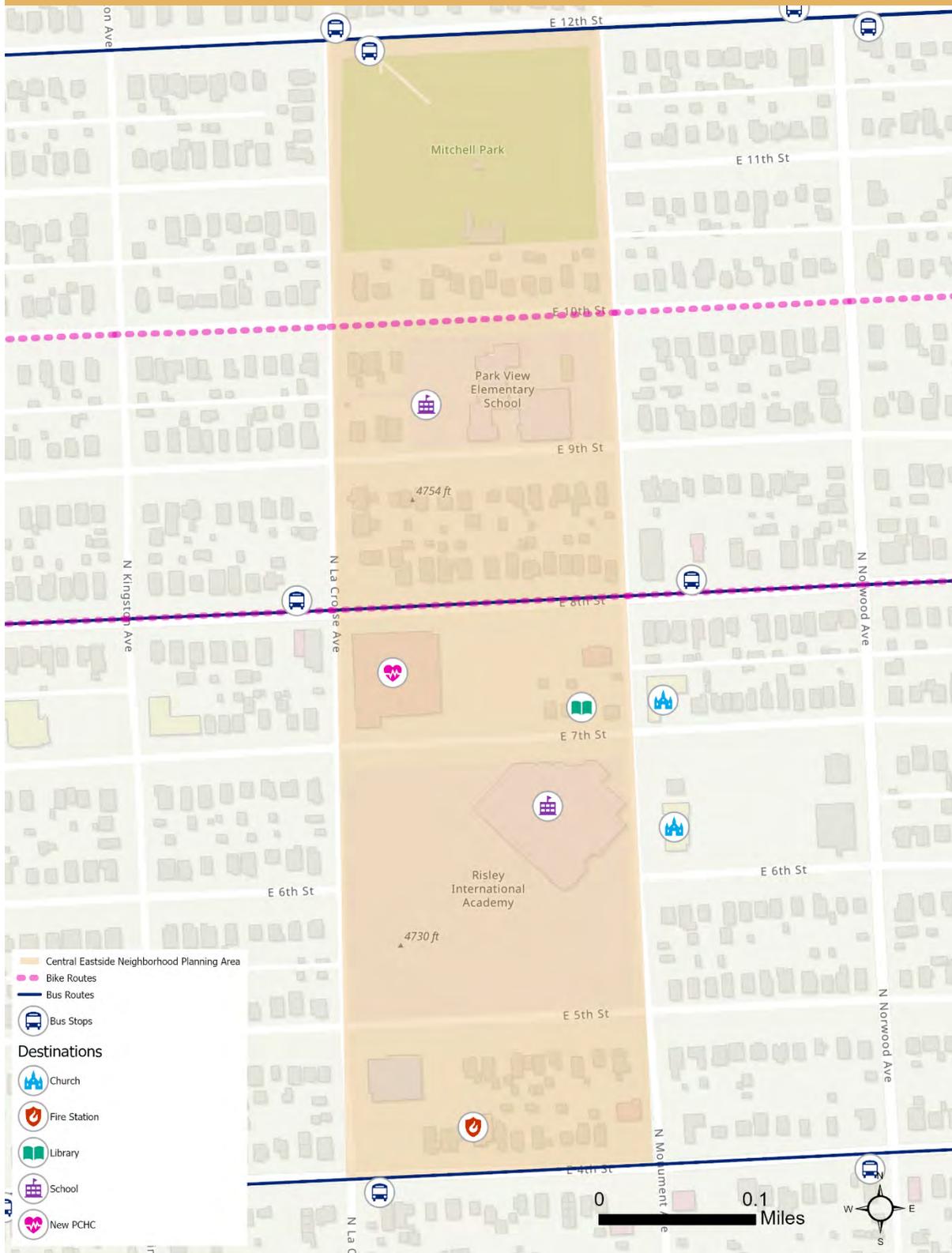
## OVERVIEW OF STUDY AREA

The Central Eastside Planning Area is a large-scale planning area that includes 4<sup>th</sup> to 12<sup>th</sup> Streets and La Crosse Avenue to Monument Avenue. The Central Eastside Planning Area includes a planning analysis and focuses specifically on fostering a campus feel by connecting community destinations with potential initiatives that support this vision. Moving forward, the hope is for these potential initiatives to be further analyzed and implemented as more funds become available.

The Central Eastside Planning area is limited to a planning analysis only; therefore, opportunities to implement the potential initiatives outlined in this chapter may require additional funding outside of the County 1-A funds.



# STUDY AREA MAP: CENTRAL EASTSIDE NEIGHBORHOOD



## PREFERENCES

Based on the collection of input received throughout the public engagement process, an overall vision and considerations for area preferences were identified for the Central Eastside Planning area and are presented below.

### Overall Vision

- Safe
- Pedestrian friendly
- Community

### Campus Master Plan Considerations

- Bicycle and pedestrian improvements
- Landscaping improvements
- Safe routes to school
- Community and beautification programs
- Community champions and partnerships
- Other local initiatives

Supplementing the input received on local preferences, as noted above, the Project Team examined opportunities and challenges for the Central Eastside Planning to ensure the proposed initiatives also align with the needs of the area bringing valuable and sustainable recommendations.



# CENTRAL EASTSIDE NEIGHBORHOOD PLANNING AREA: OPPORTUNITIES AND CHALLENGES



Improve park access



Enhance crossing and ADA improvements



Improve parking - delineate and sign



Streetscape opportunities - lighting and landscaping



Traffic calming - lane delineation, bicycle facilities, and landscaping



Improve access to schools



Support expected growth



Improve parking options



Support redevelopment opportunities with landscaping, lighting, and aesthetics



Enhance transit facilities with shade and shelter



Improve pedestrian facilities - ensure ADA compliance

## ANALYSIS AND RECOMMENDATIONS

Following the establishment of area preferences, the Project Team conducted an analysis of existing conditions including bicycle and pedestrian improvements, community programs, and general amenities in the study area. An overview of the analysis for each of these elements is presented below.

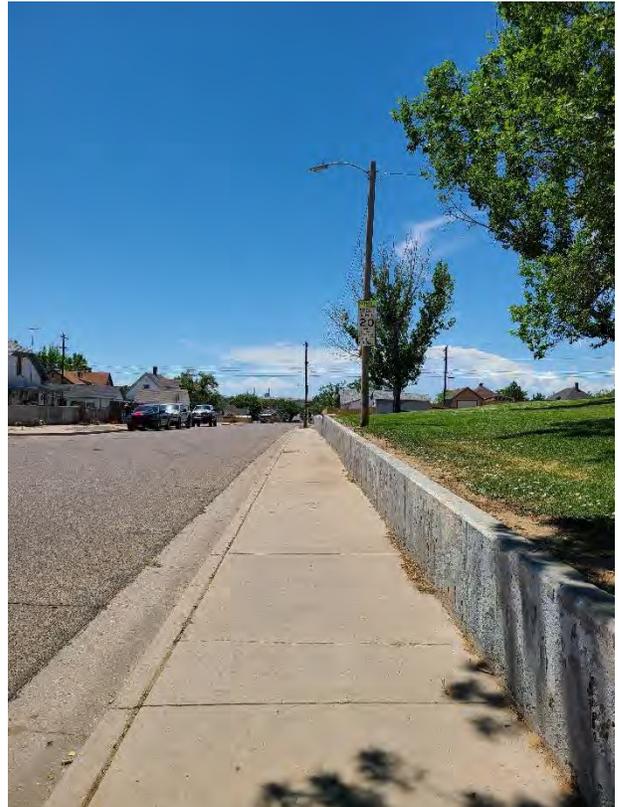
### Community Destinations

There are a wide variety of community destinations and assets throughout the Central Eastside Planning area including Mitchell Park, the Pueblo Community Health Center (PCHC), Risley International Academy of Innovation, Park View Elementary School, Patrick A. Lucero Branch Library, and Fire Station Number (No.) 6.

### *Mitchell Park*

Mitchell Park is located on the north end of the study area between La Crosse Avenue and Monument Avenue and 12<sup>th</sup> Street to about 10<sup>th</sup> Street. The park is currently underutilized and the City is looking at potential opportunities to revitalize the park area such as adding a gazebo, local art, and painting benches.

There is currently a concrete wall located on the east side of the park that is a barrier to entering and accessing the park. Although there is some artwork added to the wall as of now, it can still feel unwelcoming and unpleasant. There are also some ADA issues, particularly on the southern portion of the park, that should be looked at more closely as part of future planning efforts.



### *Pueblo Community Health Center (PCHC)*

The PHCH has recently vacated from 5<sup>th</sup> Street and La Crosse Avenue. The new facility broke ground and marked the official construction in October of 2020 on the old Safeway site located at 8<sup>th</sup> Street and La Crosse Avenue. Once completed, the building will become a three-story, 64,000



Source: <https://www.pueblochc.org/pueblo-clinic-pursues-zero-energy-for-benefit-of-all/>

square foot clinic. The clinic will include necessary health services including a pharmacy, lab, dental services, and medical and behavioral health care. Most notably, it will help serve an additional 5,000 patients over the next 10 years. A unique aspect of the building is that it will be a net-zero energy facility, producing more energy than it consumes, and the first of its kind in Colorado.

The PHCH is also one of the largest investments the Eastside neighborhood has seen in years. This project could serve as a catalyst for the neighborhood moving forward and provide an opportunity to revitalize the area. The new center hopes to open in October of 2021. The old site could be a potential location for redevelopment.

### *Schools*

Schools are an important part of the community. They attract families to the area, drive economic development, and help improve children’s social skills and their overall development. There are two schools, both associated with the Pueblo School District 60, in the Central Eastside Planning Area, Risley International Academy of Innovation and Park View Elementary School. The Risley International Academy of Innovation is located at the corner of 7th Street and Monument Avenue and serves middle school students from sixth to eighth grades. Park View

Elementary School is located just south of Mitchell Park at 9th Street and Monument Avenue and serves elementary school students from pre-kindergarten to fifth grade. Providing safe and convenient access to and from school is necessary to support a healthy and thriving community. Schools also offer a great opportunity for partnership on local community initiatives, they can provide energy, vision, educational opportunities, champions, available land area, and potential funding support.

*Library*

Libraries provide a sense of place for community gatherings, create opportunities to easily connect residents to information, and promote a positive environment that is conducive to learning. The Patrick A. Lucero Branch Library is within the study area and located at 7<sup>th</sup> Street and Monument Avenue. Capitalizing on the opportunity to use this local library to inform and engage residents in planning initiatives as well as infrastructure improvements will build trust and local context for area residents.



### Fire Station Number 6

Fire Station Number (No.) 6 is located on the southern border of the study area along 4<sup>th</sup> Street between La Crosse Avenue and Monument Avenue. The station is slated for replacement/relocation within the next 3-5 years, providing a potential opportunity for redevelopment in the future, and a focal point for local community activities and services.

### Bicycle Facilities

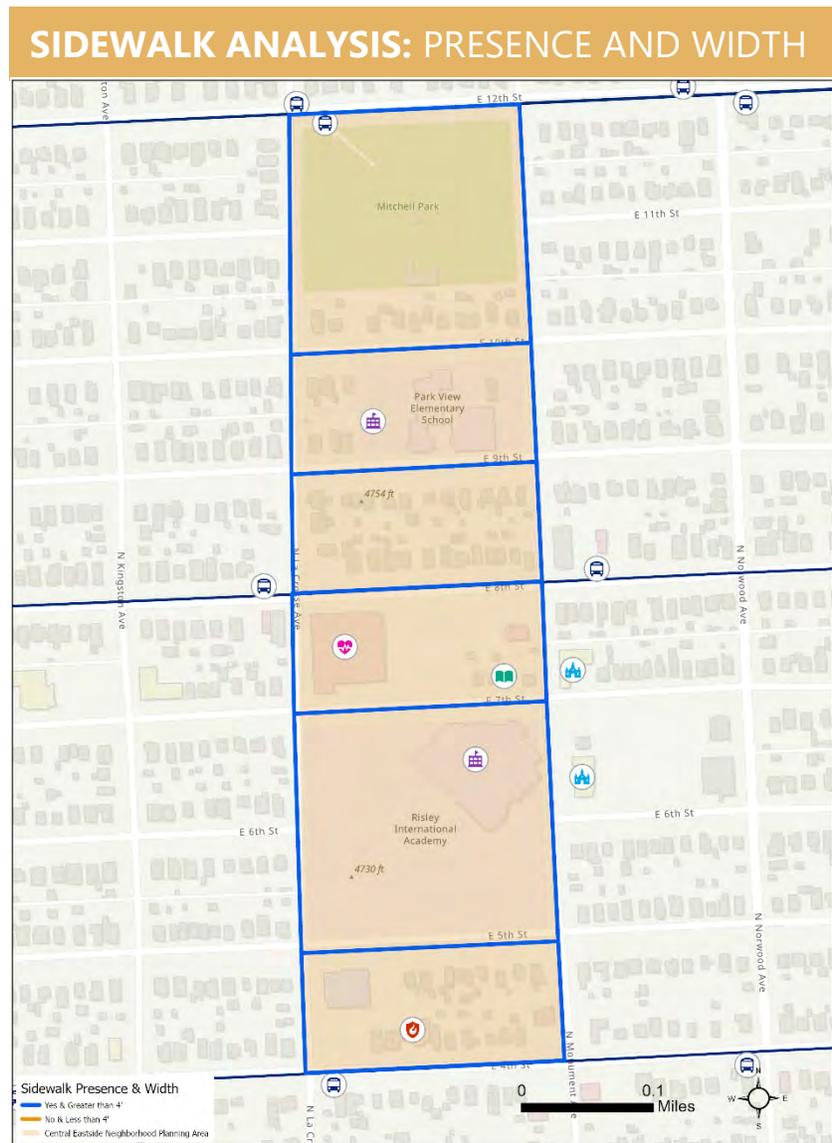
Data from the City of Pueblo Regional Bicycle and Multi-Use Trail Interactive Map and the PACOG Regional Bicycle & Pedestrian Master Plan was gathered to identify existing designated bike facilities within the study area. Based on these sources, designated signed bike routes are present along 10<sup>th</sup> Street, 8<sup>th</sup> Street, and 4<sup>th</sup> Street and allow bicyclists to travel east-west through the study area. There are currently no designated north-south bicycle connections.

To better understand the physical conditions of the existing designated signed bike routes, a visual assessment using Google Maps was completed along 10<sup>th</sup> Street, 8<sup>th</sup> Street, and 4<sup>th</sup> Street between La Crosse Avenue and Monument Avenue (refer to the images on the right). Findings show that although the streets are designated as signed bike routes by the City and PACOG, they do not have any posted bicycle route signage or other pavement markings to convey this information to roadway users.



Photo Credit: Google Earth

## Pedestrian Facilities



A pedestrian analysis was also completed and consisted of determining the presence of sidewalks and the sidewalk width (in feet) in areas where sidewalks exist. Based on a visual assessment using Google Maps, all of the streets in the study area have sidewalks and all of these sidewalks are at least four feet, which meets ADA width requirements. However, the quality of the sidewalks is in poor condition and there are missing ADA curb ramps, which do not meet ADA requirements. Summary of analysis is shared below, with full-sized figures in Appendix B.

*Full size maps can be found in Appendix B*

## Safe Routes to School Grant

Just recently, the City of Pueblo, in collaboration with the PACOG, compiled existing conditions information and recommendations for Park View Elementary School to submit a Safe Routes to School (SRTS) grant. Although Park View Elementary School was not awarded the grant, the

recommendations focused on bicycle and pedestrian improvements and how they are warranted and could benefit from any future available funding.

A summary of recommendations included in the SRTS grant include the following:

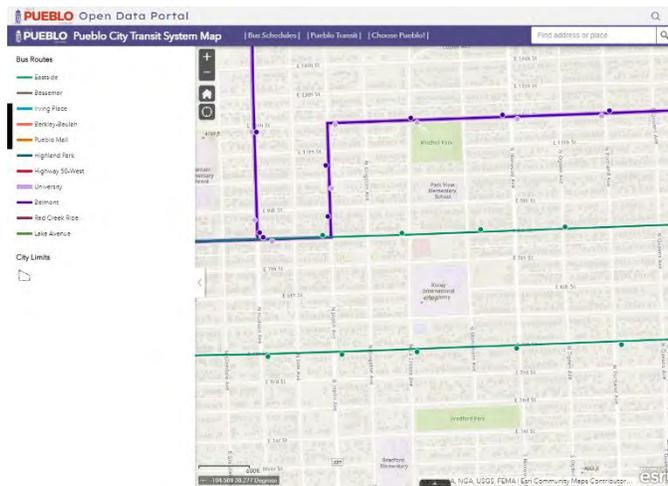
- Installing sharrows on 10<sup>th</sup> Street from west of N Kingston Avenue to Monument Avenue
- Installing bike lanes on 10<sup>th</sup> Street to the east of Monument Avenue
- Adding a 10' multi-use path on 10<sup>th</sup> Street from N Kingston Avenue to N Norwood Avenue and Monument Avenue from 12<sup>th</sup> Street to 7<sup>th</sup> Street
- Implementing a bump out and mid-block crosswalk on 10<sup>th</sup> Street between La Crosse Avenue and Monument Avenue
- Proposing curb ramps on Monument Avenue at 11<sup>th</sup> Street, 10<sup>th</sup> Street, 9<sup>th</sup> Street, and 8<sup>th</sup> Street and on La Crosse Avenue at 10<sup>th</sup> Street and 9<sup>th</sup> Street



*\*Photos from Safe Routes to School – Park View Elementary Powerpoint Presentation Slides*

## Bus Routes & Stops

Bus routes and stops are currently located along 12<sup>th</sup> Street, 8<sup>th</sup> Street, and 4<sup>th</sup> Street based on data from the Pueblo City Transit System interactive map (refer to the image on the right). The stop identified on 8<sup>th</sup> Street just east of Monument Avenue is informal and does not have any signage, seating, or other facilities noting its presence.



On 8<sup>th</sup> Street and La Crosse Avenue, there is

bench with a sign. On La Crosse Avenue at 12<sup>th</sup> Street and at 4<sup>th</sup> Street, there are only signs.

Identifying the need for transit facilities and infrastructure, is the first step toward obtaining funds to make the improvements. Consideration of how to enhance the transit service, including shelters, within the Eastside Neighborhood should be an integral component of any improvement initiative.



## Mitchell Park South Conditions Survey

The Pueblo Urban Renewal Authority (PURA) recently completed the Mitchell Park South Conditions Survey, which identified concerns from community members within the study area. Several of the major improvements needed for the area expressed by the community relate to the following:

- Home improvement programs for seniors and people with disabilities
- Crime prevention programs/strategies
- Manage mature dead trees in the area

Building on the previous opportunities where the public has shared their concerns and desires for the neighborhood is really important. This connection amongst various planning initiatives brings strength to future recommendations, validates funding applications, and creates trust with the public as you ensure them their voices matter and they have been heard.

## FUTURE INITIATIVES

### Campus Master Plan

As a mechanism to represent the effort surrounding the coordination and analysis completed for the Central Eastside Planning area, a Campus Master Plan was developed. The Campus Master Plan outlines an array of **future initiatives** to be further analyzed and implemented as funds become available. The intent of this Campus Master Plan is to serve as a toolkit of ideas that benefit the Eastside neighborhood, bringing forth action items the City and community can continue to move forward with over time. Master Plan considerations favored by the community include neighborhood programs, bicycle and pedestrian improvements, and other local initiatives.

To successfully carry out these initiatives, both in the short- and long-term, **community champions** will be essential. These community champions can and should emerge through strong partnerships and collaboration amongst the PURA, PCHC, the Pueblo School District 60, City Parks and Recreation Department, the local food bank, area churches, and/or other local organizations. Along with City leadership, these and other partnerships will be critical to advancing the vision and goals for the planning area. Community members and local residents will need to work together to identify possible solutions to the focus areas identified for future initiatives.

### FUTURE INITIATIVES – FOCUS AREAS

- Enhance pedestrian facilities
- Improve bicycle connections
- Improve landscaping
- Encourage home ownership and maintenance
- Enhance Mitchell Park
- Support opportunities for redevelopment

# CAMPUS MASTER PLAN – CENTRAL EASTSIDE PLANNING AREA



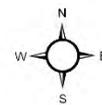
## CENTRAL EASTSIDE PLANNING AREA Campus Master Plan

### Potential Initiatives

- Enhance Pedestrian Facilities
- Improve Landscaping
- Encourage Home Ownership & Maintenance
- Improve Sidewalks
- Enhance Access to Mitchell Park
- Improve Bicycle Connections
- Redevelopment Opportunity
- Underutilized Church Site
- Future Replacement/Relocation of Fire Station

### Existing Assets

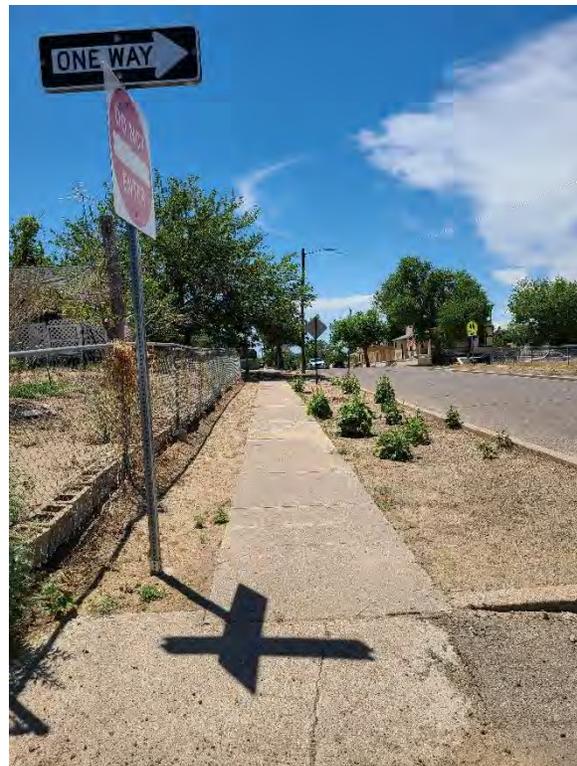
- Church
- Fire Station
- Library
- School
- New PCHC
- Existing Bus Stops
- Existing Bus Routes
- Mitchell Park
- Study Area



### Enhance Pedestrian Facilities

Pedestrian facilities within the study area are currently in poor condition. Walkability throughout the area as a whole would benefit from greater attention. In particular, focus on the areas near Park View Elementary School and Risley International School would improve safe routes to school for area children. Additional analyses such as ADA accessibility, safer and more pedestrian-friendly crossing locations, and consideration of sidewalk obstructions should be completed as a next step toward enhancing pedestrian facilities in the area.

The area along 8th Street between La Crosse Avenue and Monument Avenue was noted as a priority for the community due to safety concerns. The new Health Center is being built at the corner of 8th Street and La Crosse and with additional traffic traveling through this location, the sidewalks and intersections should be evaluated more closely. An additional opportunity to help support a more walkable area along 8th Street is to incorporate other streetscape elements such as trees, pedestrian-scale lighting, and benches. The City should continue to actively seek out grant opportunities, such as Community Development Block Grant (CDBG) and other opportunities, to support a more pedestrian-friendly environment.



### Improve Bicycle Connections

Existing bicycle connections within the planning area only travel east-west along 10<sup>th</sup> Street and 8<sup>th</sup> Street, and even along these two corridors there are minimal bicycle facilities on the ground. Future bicycle connections identified by PACOG hope to provide more east-west connections along 12<sup>th</sup> Street and 4<sup>th</sup> Street. However, gaps still remain in north-south connections within the

area. Through the collection of data from a variety of sources, bicycle connections along both La Crosse Avenue and Monument Avenue should also be considered in the future to establish a well-connected bicycle system for those traveling to and through the area, with access to key destinations including schools, the library, Mitchell Park, PHCH, and more. Providing better bicycle connections results in transportation options both for recreation, educational, and employment opportunities for neighborhood residents.

### Improve Landscaping

The existing landscaping in the area is minimal and of low quality. There are many existing dead trees and plantings in the area that need to be cleaned up. Community priorities for improving landscaping include the removal of maturing dead trees and addressing the current conditions prior to adding in new landscaping. Beautifying the neighborhood will create pride and could unify residents, hopefully instigating a scenario where landscaping support is shared amongst neighbors. Some specific ideas to instigate this scenario are mentioned below.

### Encourage Home Ownership & Maintenance

Home ownership within the Eastside neighborhood is 47.0% compared to 55.8% for the City as a whole. Many concerns expressed by focus group members indicated a need to encourage more home ownership and maintenance within the area, especially for seniors and people with disabilities.

As an initial step towards improving home ownership, the City and community members could partner to empower and support residents with home maintenance, whether renters or homeowners. A couple of approaches to be considered:

- Partner with NeighborWorks Southern Colorado (NWSoco) to participate in their Operation Paint Brush program to revitalize and promote beautification efforts in the neighborhood.
- Partner with the new PCHC to host an annual neighborhood clean-up program for residents to dispose of yard waste and other materials.

Establishing community champions and building strong partnerships with other businesses and organizations is vital to initiating and sustaining efforts to generate community pride through home ownership and maintenance.

### Enhance Mitchell Park

There are currently barriers to conveniently accessing Mitchell Park due to ADA accessibility challenges, sidewalk conditions, and physical obstructions. Improving sidewalks and ADA accessibility from multiple directions is critical to providing an opportunity for all visitors. As mentioned previously, the City is looking at additional tactics to improve the inside of the park which will encourage more residents and visitors to frequent the park. The City could, relatively easily, expand upon the mural artwork along Monument Avenue where the concrete wall is present to help create a more inviting and pleasant experience for park goers. There is also an opportunity to add an additional access point along Monument Avenue at 11<sup>th</sup> Street on the park side by creating a stairway connection through the concrete wall. The already established volunteer program through the City Parks and Recreation Department can serve as a resource for assisting with improvements in and around Mitchell Park. Mitchell Park is a real asset for the Central Eastside Planning area, and any and all improvements would bring direct benefits to locals and visitors.



## Redevelopment Opportunities

Redevelopment opportunities within the planning area are both large and small, and all options should be considered. The larger ones include the old PCHC site, which is now vacant, and has great potential for a significant redevelopment opportunity in the future. Similarly, the future replacement/relocation of Fire Station No. 6 over the next three to five years could be a catalyst for additional development if the location is chosen strategically, providing a safe and inviting location for additional redevelopment.

On a smaller scale, the focus group and community expressed interest in establishing a **community garden** in the neighborhood to increase access to fresh fruits and vegetables for residents in the Eastside neighborhood. This could include a creative approach such as identifying underutilized lots within the area, and using them to create community gardens to engage the public, clean up the area, and encourage more coordination with local organizations such as the schools, churches, and local food bank. One opportunity is to work with the Pueblo Food Project, a community led coalition working to expand health food access for those living in Pueblo County, to identify public spaces to implement an Edible Landscapes project.

## SUMMARY

The Central Eastside Planning Area is home to many amenities and facilities that serve neighborhood residents and visitors and bring numerous benefits to the Eastside community overall. Existing conditions for the area showed poor sidewalk quality, ADA accessibility challenges, need for safer crossings to schools, limited bicycle facilities and connections, poor transit facilities, and the need for more neighborhood programming to encourage community pride.

The Campus Master Plan outlines future initiatives recommended for the study area and was created based on the existing conditions analysis in combination with the input received from the focus group and the public. These initiatives should be further analyzed to bring the Eastside community's vision to fruition over time as more funding becomes available.

As previously mentioned, it will take more than money, and the best way any of these future initiatives will be successful and sustainable is if there are local residents and/or organizations

committed to investing time and effort. Most importantly, the City and the neighborhood must work together to build long-term partnerships and establish community champions to successfully implement the recommended future initiatives.



# CONCLUSION



# CONCLUSION

A summary of the recommendations proposed (action items) for each of the three study areas defined for the Eastside Streetscape Project are shown in the table on the following page. In addition to providing a collective picture of these action items, there are references for the responsible party and partnership expectations.



## EASTSIDE STREETScape STUDY – ACTION ITEMS

Study Area	Action Items	Responsible Party
El Centro del Quinto Sol Park Area	<b>Priority Projects</b>	
	Add angled parking on the park side	City
	Install ADA parking spots and ADA ramps	City
	Improve turf and irrigation/preserve or relocate trees as possible	City
	Install pedestrian-scale lighting	City in partnership with BHE
	<b>Future Potential Projects</b>	
	Evaluate and implement improvements along Erie Avenue	City
	Complete additional ADA improvements	City
	Install gateway element (8 <sup>th</sup> near Erie Avenue)	City
4 <sup>th</sup> Street Corridor	<b>Priority Projects</b>	
	Improve pedestrian-scale lighting	City in partnership with BHE
	Add landscape plantings	City
	<b>Future Potential Projects</b>	
	Gateway element (4th and Erie Avenue)	City
	Improve street lighting	City in partnership with BHE
	Banner Art	City in partnership with BHE
Central Eastside Planning Area	<b>Potential Initiatives</b>	
	Enhance pedestrian facilities	City
	Improve landscaping	City in partnership with community organizations/champions
	Encourage home ownership and maintenance	City in partnership with community organizations/champions

	Enhance Mitchell Park	City in partnership with community organizations/champions
	Improve bicycle connections	City in partnership with PACOG
	Opportunities for redevelopment	City in partnership with PURA

These actions items, as a component of the overall Eastside Streetscape Project, will be presented to the Pueblo City Council and the Pueblo County Board of County Commissioners. Upon approval by both entities, the priority projects for both El Centro del Quinto Sol Park and the 4<sup>th</sup> Street corridor are expected to transition into final design and construction utilizing the identified County 1-A funds. A summary of preliminary costs for priority projects is shown below.

Subsequent to the implementation of the recommended priority projects identified for the County 1-A funds, additional monies, partnerships, and project champions should continue to be identified in order to advance the future potential projects and planning initiatives.

## PRIORITY PROJECTS FOR EL CENTRO & 4<sup>TH</sup> STREET

Location	Approx. Total Costs	Improvements
El Centro	\$525,000	<ul style="list-style-type: none"> <li>• 7<sup>th</sup> Street, 6<sup>th</sup> Street, and Fountain Avenue</li> <li>• Angled parking spaces</li> <li>• ADA ramps</li> <li>• Pedestrian lighting at 60' on center spacing</li> <li>• Turf, trees, irrigation</li> </ul>
4 <sup>th</sup> Street Corridor	\$285,000	<ul style="list-style-type: none"> <li>• Plantings and irrigation at intersections and along corridor planters</li> <li>• Pedestrian lighting improvements</li> </ul>
<b>APPROX. TOTAL</b>	<b>\$810,000</b>	
Design & Construction Support	\$90,000	
<b>APPROX. GRAND TOTAL</b>	<b>\$900,000</b>	

*No site furniture recommended*

*Does not include cost for potential future gateway element on 4<sup>th</sup> Street*

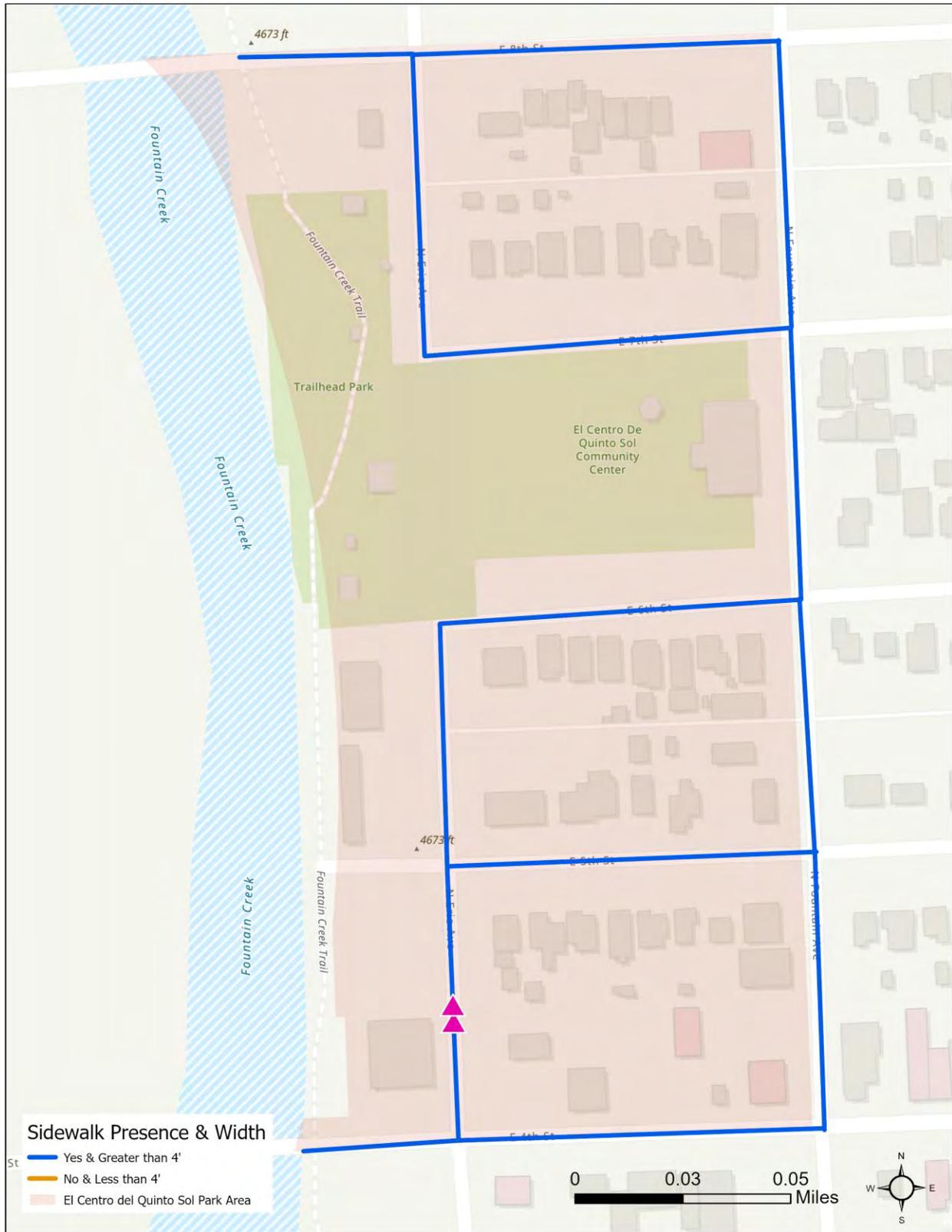
*Costs include 10% contingency*

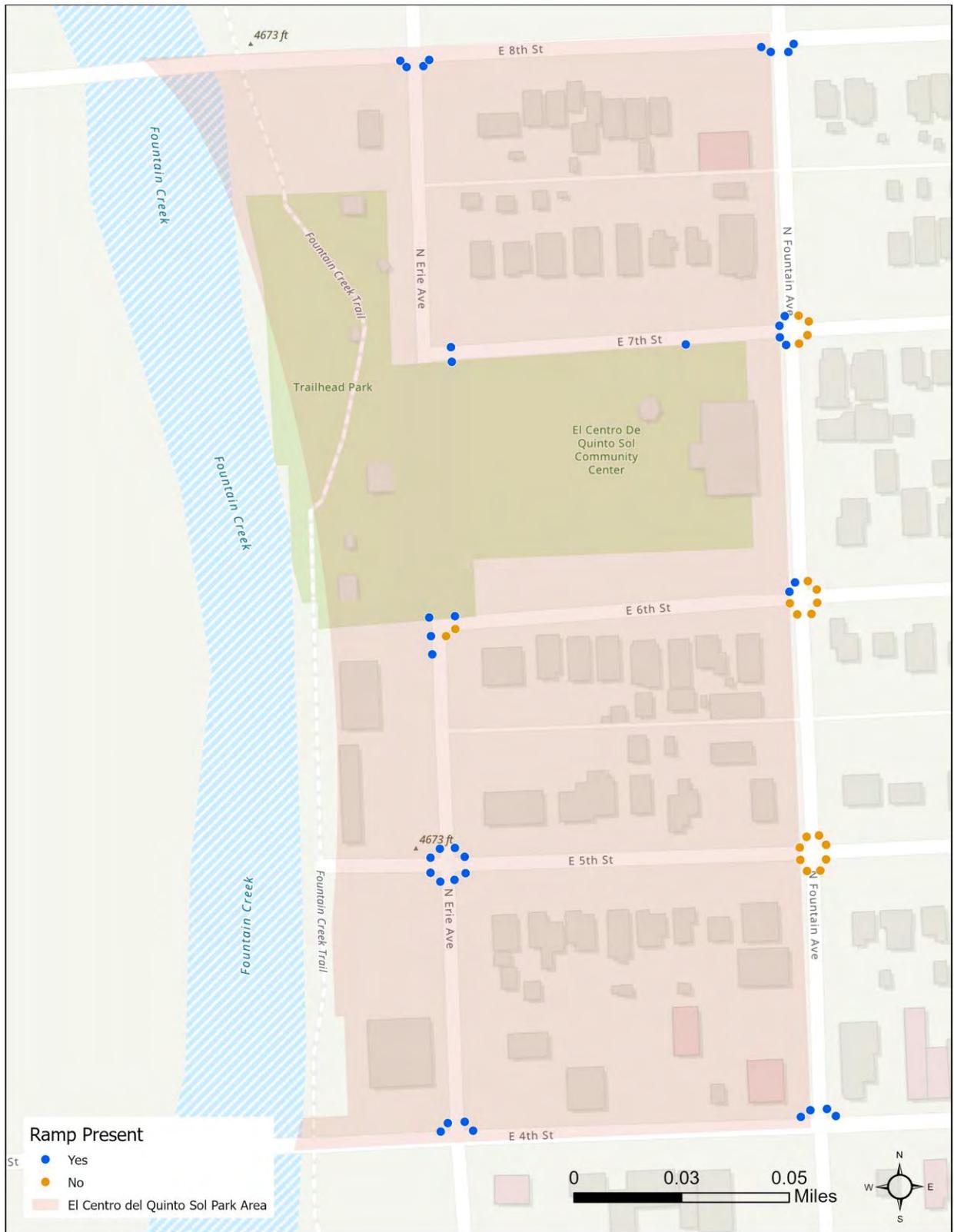
*Assumes City will provide design survey*

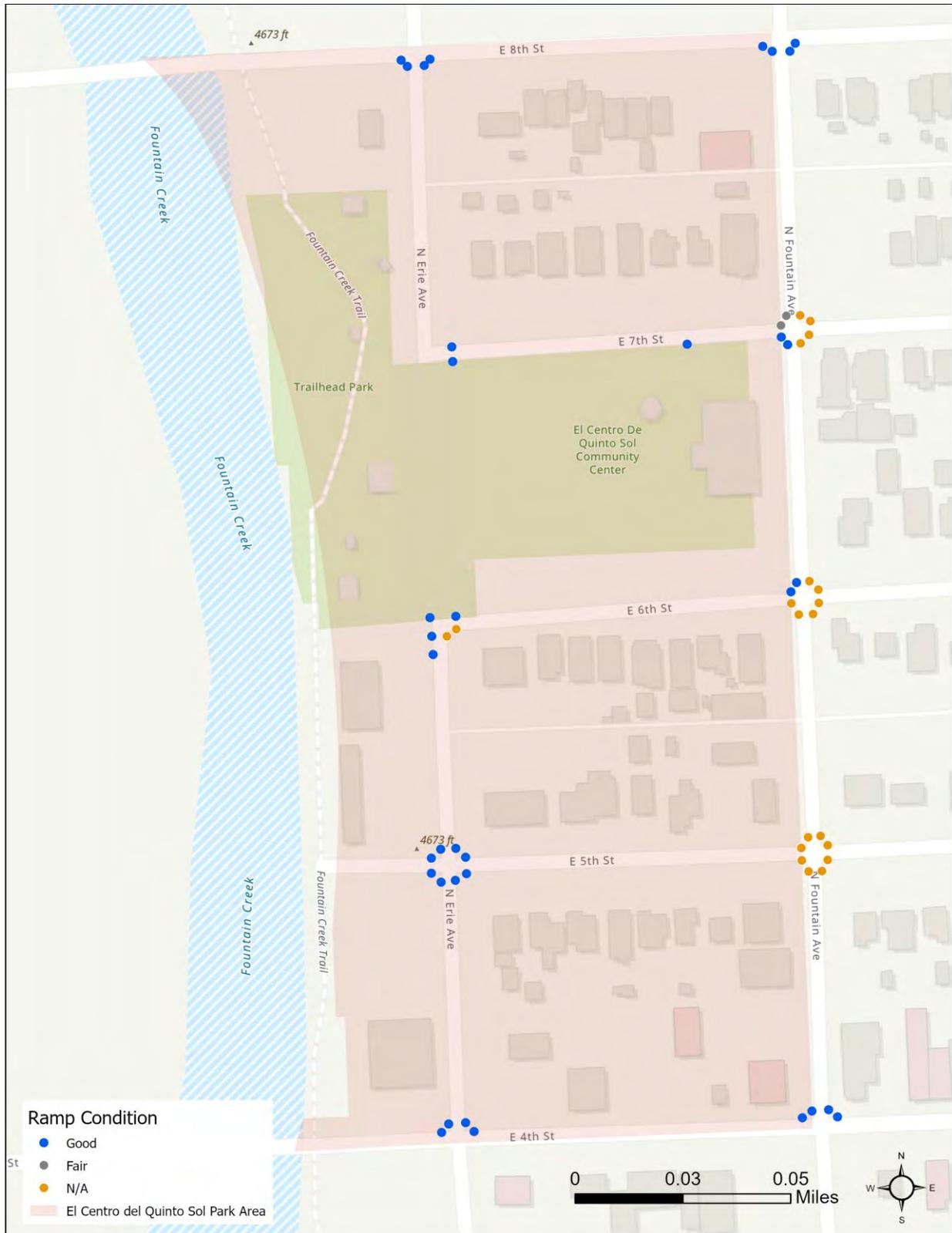


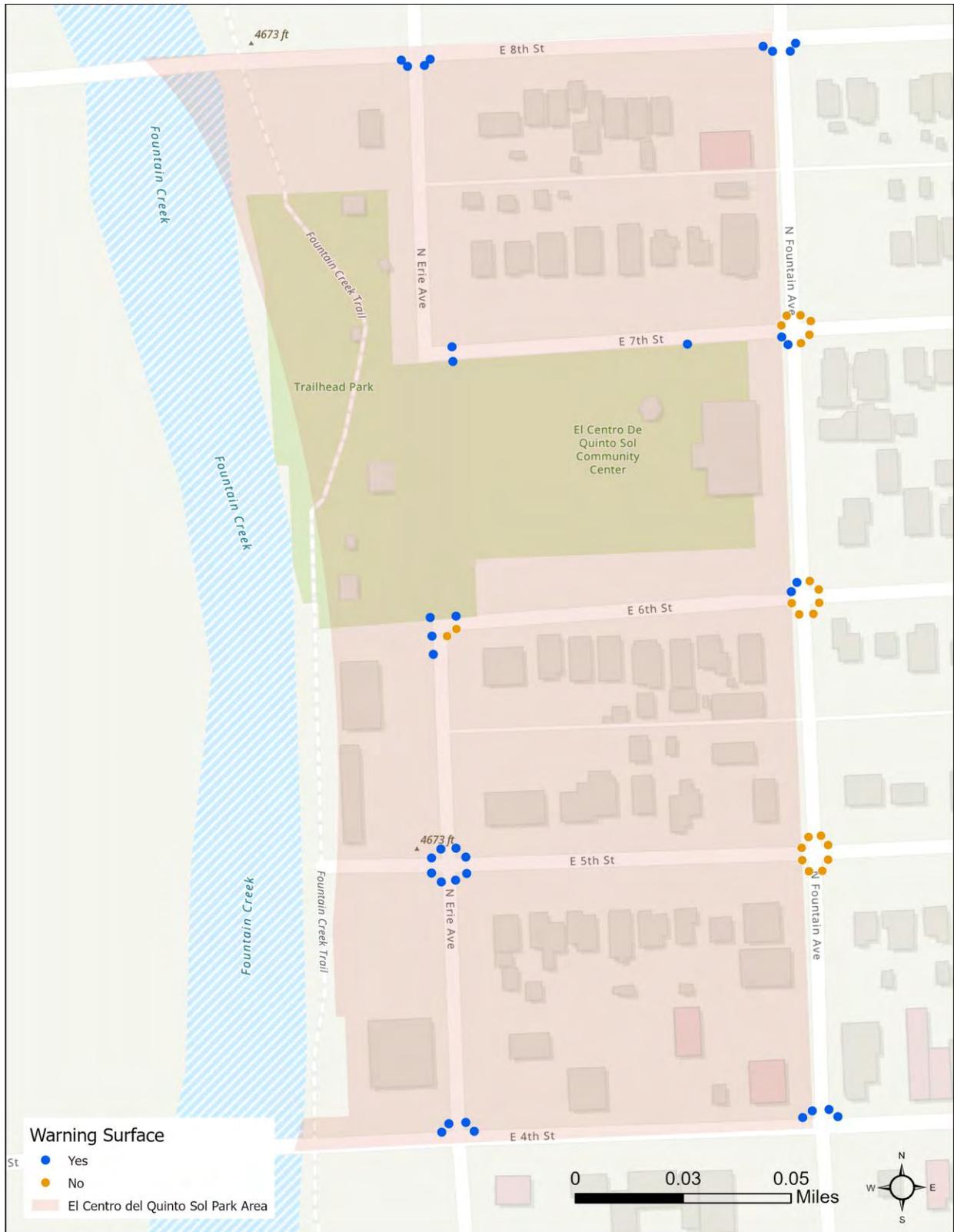
# APPENDIX

# APPENDIX A: EL CENTRO DEL QUINTO SOL PARK AREA MAPS

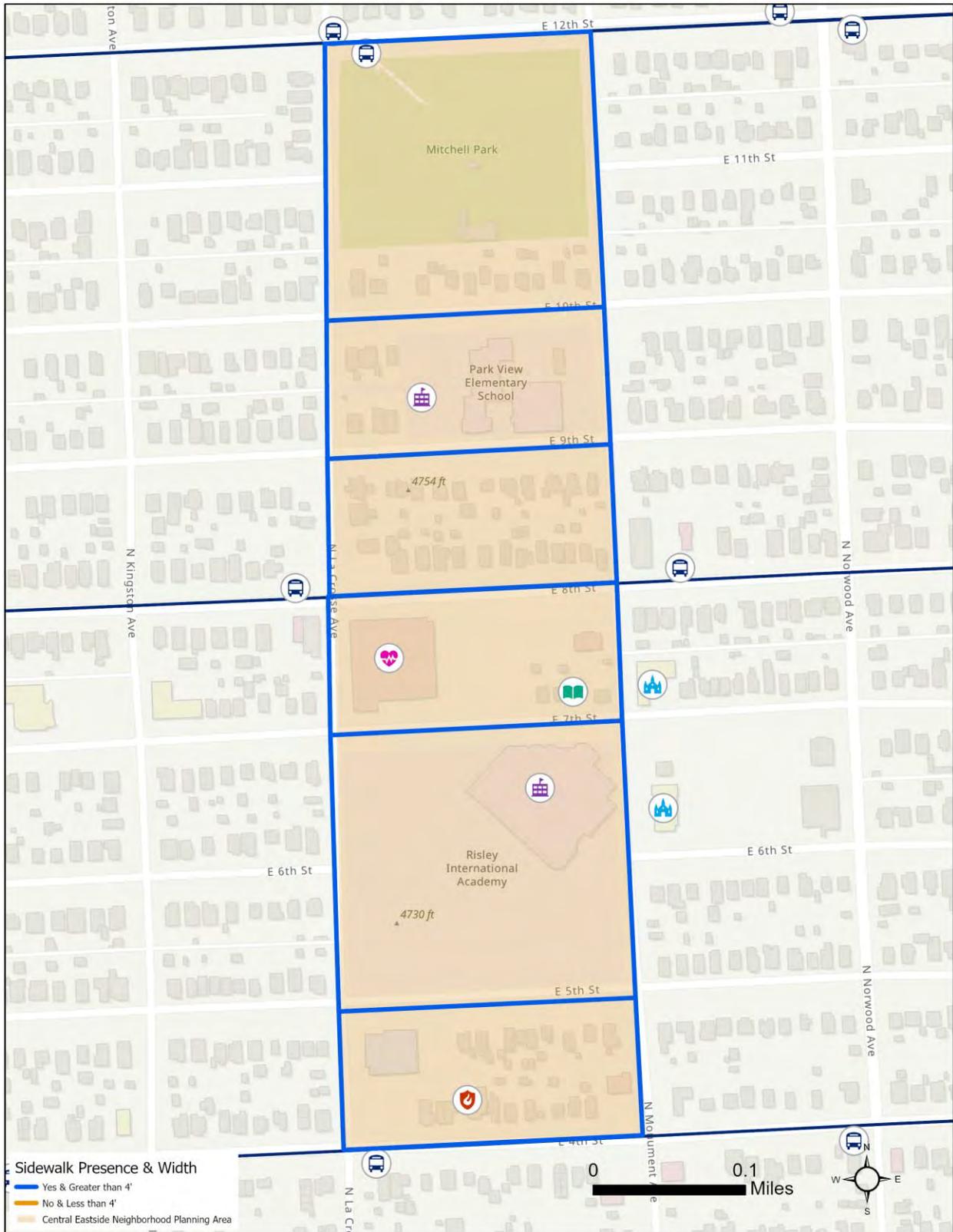








## APPENDIX B: CENTRAL EASTSIDE PLANNING AREA MAPS



# APPENDIX C: GATEWAY ELEMENT IDEAS



Iconic / Graphic Sign



Southwestern Patterning with Color Pop



Iconic Letters



4th Street Retail Character



4th Street Retail Character

Classic Masonry

Retail Signs

Retail Signs with masonry



GATEWAY ELEMENT Concepts