

# **EXECUTIVE SUMMARY: DEVELOPMENT PATTERN ANALYSIS**

## **Unified Development Code Update**

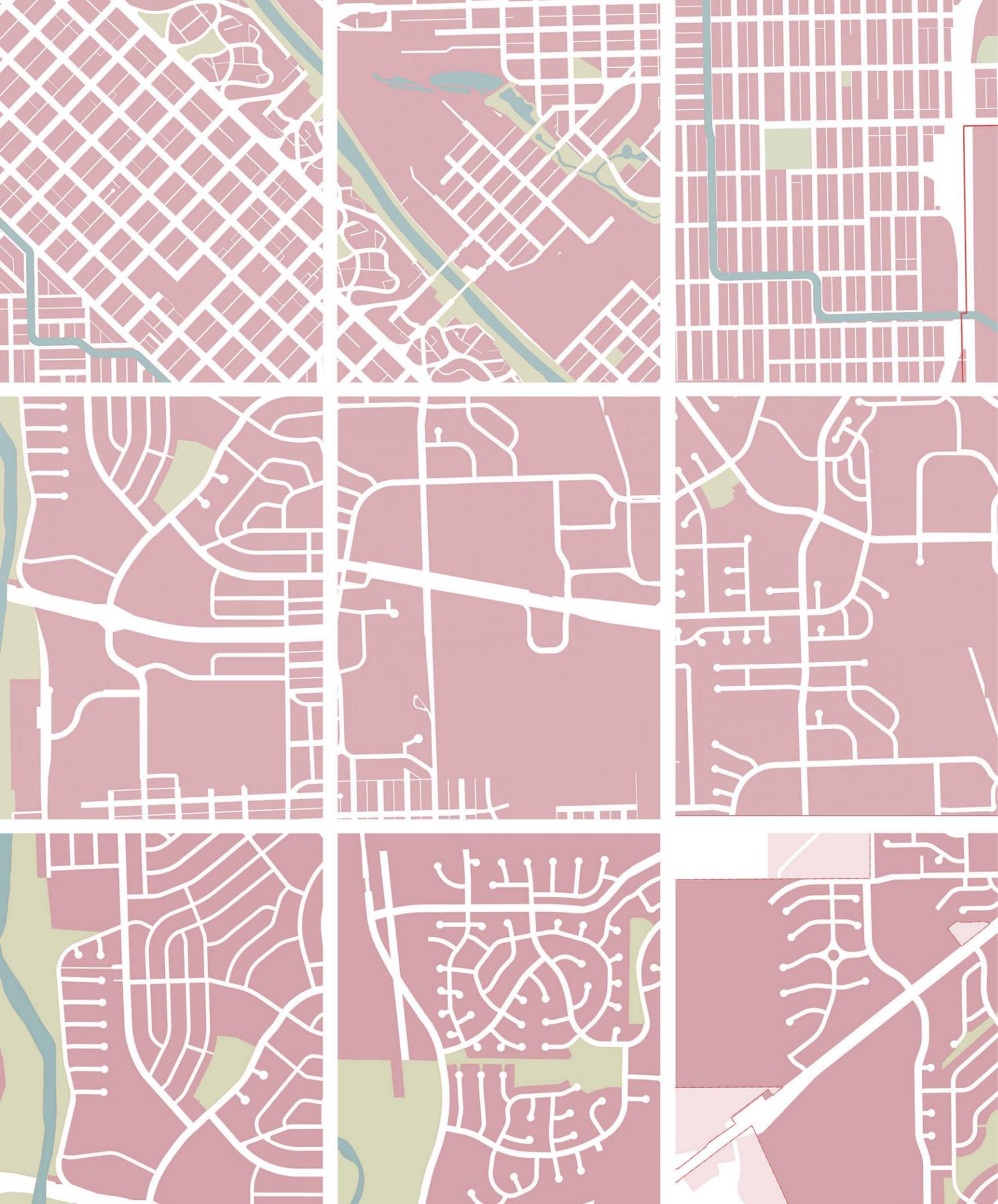
April, 2024



city of

# **PUEBLO**

colorado



# Introduction

## What is a Development Pattern Analysis?

**This document is an executive summary; to see the complete analysis underlying the information presented here, please refer to the full Development Pattern Analysis document.**

The Development Pattern Analysis provides a visual and diagrammatic analysis of common physical development patterns found throughout the City of Pueblo. The goal of the analysis is to begin exploring the impact that different types of development patterns can have on the city, and to provide a starting point for community conversations about the Unified Development Code Update.

The analysis explores four typical development patterns found throughout Pueblo: Grid, Transition, Suburb, and Edge. The Grid, Transition, and Suburb development patterns include both residential and non-residential contexts, while the Edge development pattern only includes a residential context. These four patterns are then broken down into their most typical physical elements: block pattern and size, lot size, open space types, frontage elements, typical street elements, typical building types and frontage elements, and presence or lack of standard urban design features. After documenting each of these elements, a "Key Takeaways" section explores their impact. Together with the Code Assessment and the Best Practices documents, the Development Pattern Analysis will provide parameters against which to assess the current code and opportunities for improvement.

Development patterns directly impact how the people of Pueblo experience their communities, live in their neighborhoods, and move through the city. As the Pueblo community begins the process of defining the types of places they want to encourage and reinforce through the Unified Development Code update, the analysis will help stakeholders think about the design elements that are necessary to create and nurture those places.

## Guiding Principles

Guiding Principles are a useful tool for ensuring that a Unified Development Code update remains aligned with a community's goals, as stated in the Comprehensive Plan. The Pueblo Regional Comprehensive Plan includes many goals that are relevant to the Unified Development Code update, and which can be categorized into the following four Guiding Principles:



**Housing Options & Neighborhood Design**



**Strong Local & Regional Connections**



**Grow Smarter: Productive Districts, Corridors, & Centers**



**Celebrate Pueblo: Emphasize Distinct Community Character**

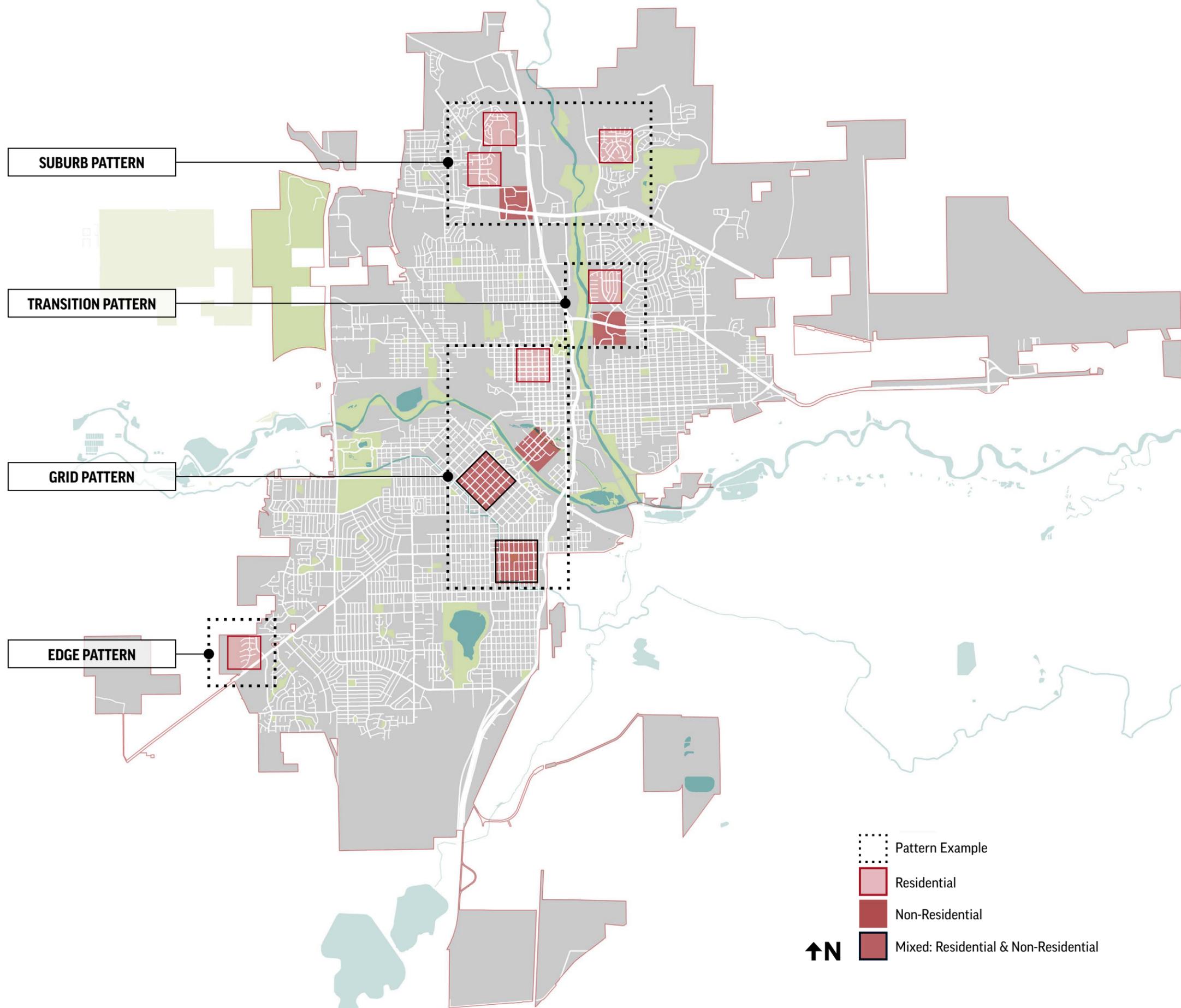
As you navigate the document, you will see these icons again on the "Key Takeaways" page. Each takeaway will be correlated with the relevant Guiding Principle(s), showing how different physical elements of development relate back to the goals of the Pueblo Regional Comprehensive Plan.

# Pueblo Today

## Development Pattern Map

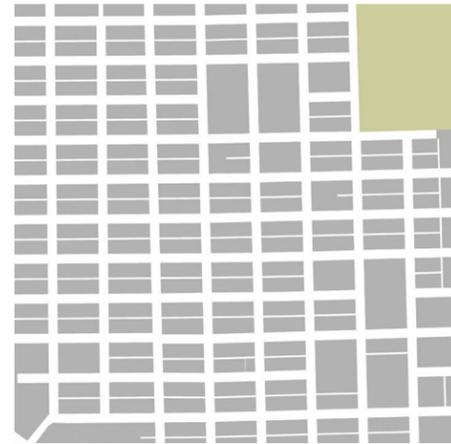
Today, Pueblo contains a variety of different patterns of development that create different kinds of places within the city. The map to the right illustrates the location of each type of development pattern analyzed in this document. The areas outlined are not the only instances of that particular type of development pattern within Pueblo; rather, they have been selected and analyzed as *typical* examples of each development pattern.

Four typical development patterns are identified: Grid, Transition, Suburb, and Edge. The Grid, Transition, and Suburb patterns include residential and non-residential contexts, while the Edge pattern only includes a residential context.



# Development Pattern Overview: Residential

## GRID



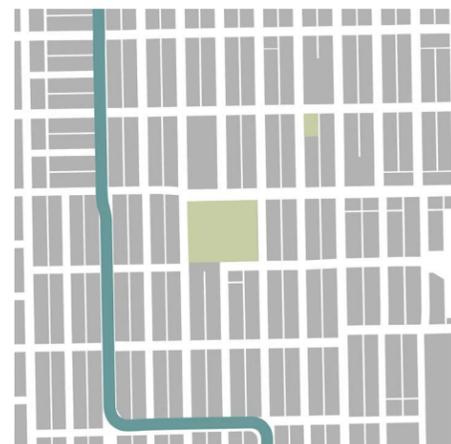
**Neighborhood**  
Northside

**Block Size**  
Approx. 300' by 400',  
2.8 acres

**Open Space Types**  
Regional Park,  
Neighborhood Park,  
Specialized Facility, &  
Open Space

**Land Use**  
Residential, Open Space,  
Commercial

Historic Downtown Residential District



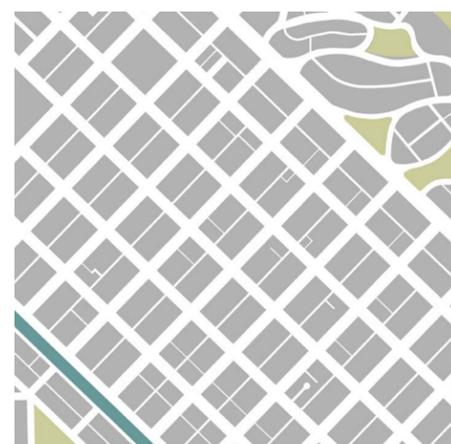
**Neighborhood**  
Bessemer

**Block Size**  
Approx. 294' by 620' -  
287' by 577',  
2.8 acres - 4.2 acres

**Open Space Types**  
Neighborhood Park,  
School Park, & Open  
Space

**Land Use**  
Residential, Commercial,  
Institutional, Mixed-Use,  
Open Space

Historic Traditional Mixed-Use District



**Neighborhood**  
Mesa Junction

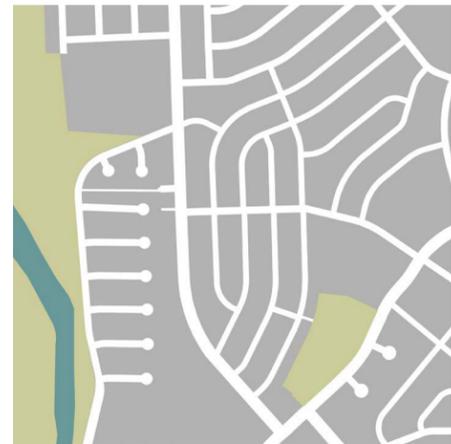
**Block Size**  
Approx. 452' by 452',  
4.7 acres

**Open Space Types**  
Neighborhood Park,  
Neighborhood Square, &  
Open Space

**Land Use**  
Residential, Commercial,  
Institutional, Mixed-Use,  
Open Space

Historic Square Mixed-Use District

## TRANSITION



**Neighborhood**  
Belmont

**Block Size**  
Varies, approx. 600' by  
200' - 1,840' by 800',  
2.6 acres - 25 acres

**Open Space Type**  
Regional Park, School  
Park, & Open Space (trail  
corridor)

**Land Use**  
Residential, Open Space

Mixed Housing Neighborhood

## SUBURB



**Neighborhood**  
University

**Block Size**  
Varies, approx. 306' by  
370' - 1,320' by 572',  
2.7 acres - 14 acres

**Open Space Type**  
Neighborhood Park,  
Specialized Facility, &  
Open Space (trail)

**Land Use**  
Residential, Open Space

Detached Housing Suburb



**Neighborhood**  
Ridge

**Block Size**  
Varies, approx. 530' by  
200' - 1,320' by 572',  
1.8 acres - 31 acres

**Open Space Type**  
School Park & Open  
Space

**Land Use**  
Residential

Mixed Housing Suburb



**Neighborhood**  
Ridge

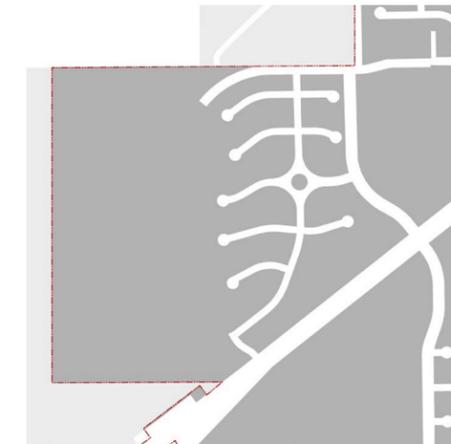
**Block Size**  
Varies, approx. 270' by  
490' - 1,100' by 900',  
3.2 acres - 11.9 acres

**Open Space Type**  
School Park & Open  
Space

**Land Use**  
Residential, Open Space

Mixed Housing Suburb

## EDGE



**Neighborhood**  
Regency

**Block Size**  
Varies, approx. 400' by  
920' - 540' by 1,500',  
8 acres - 20 acres

**Open Space Type**  
Neighborhood Park &  
School Park

**Land Use**  
Residential

Edge Neighborhood

0 250 500 1000 Feet

# Development Pattern Overview: Non-Residential

## GRID



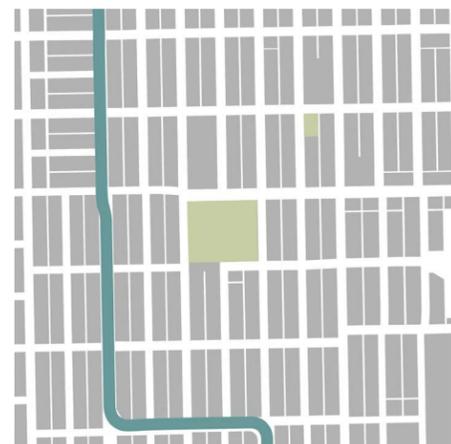
**Neighborhood**  
Downtown

**Block Size**  
Approx. 338' by 434',  
3.4 acres

**Open Space Type**  
Regional Park,  
Neighborhood Park,  
Open Space, & Natural

**Land Use**  
Residential, Commercial,  
Institutional, Mixed-Use,  
Open Space

Historic Downtown Business District



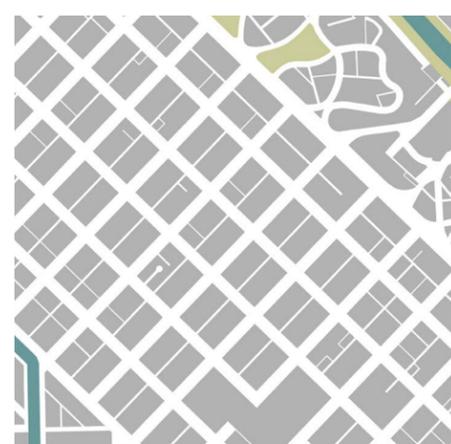
**Neighborhood**  
Bessemer

**Block Size**  
Approx. 294' by 620'  
through 287' by 577',  
2.8 acres - 4.2 acres

**Open Space Type**  
Neighborhood Park,  
School Park, & Natural

**Land Use**  
Residential, Commercial,  
Institutional, Mixed-Use,  
Open Space

Historic Traditional Mixed-Use District



**Neighborhood**  
Mesa Junction

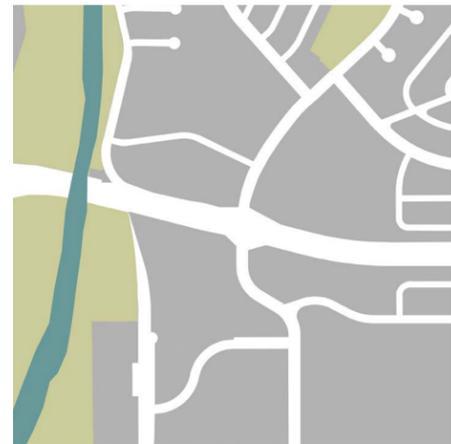
**Block Size**  
Approx. 452' by 452',  
4.7 acres

**Open Space Type**  
Neighborhood Park &  
Natural

**Land Use**  
Residential, Commercial,  
Institutional, Mixed-Use,  
Open Space

Historic Square Mixed-Use District

## TRANSITION



**Neighborhood**  
Belmont & East Side

**Block Size**  
Varies, approx. 530' x  
1,155' - 1,340' x 2,200',  
11 acres - 30 acres

**Open Space Type**  
Regional Park, School  
Park, & Open Space (trail  
corridor)

**Land Use**  
Commercial, Office,  
Hospitality, Institutional,  
Open Space

Commercial Center

## SUBURB



**Neighborhood**  
Ridge & North Side

**Block Size**  
Varies, approx. 510' by  
420' - 1,660' by 1,400',  
5 acres - 52 acres

**Open Space Type**  
N/A

**Land Use**  
Commercial, Office,  
Institutional, Hospitality

Commercial District

## EDGE

**Neighborhood**  
N/A

0 250 500 1000 Feet

# Urban Design Elements

For an in-depth exploration of typical urban design elements for each development pattern, see the full Development Pattern analysis document.

**GRID**

**TRANSITION**

**SUBURB**

**EDGE**

Residential Context



Non-Residential Context



- Legend: Urban Design Elements**
- Front Building Line
  - Sidewalk
  - Access (Driveways & Parking)
  - Streetscape Amenity Zone
  - Curb Cut

# Key Takeaways



Downtown Pueblo

## GRID



Belmont Neighborhood

## TRANSITION



Ridge Neighborhood

## SUBURB



Regency Neighborhood

## EDGE

### Block Pattern

The gridded block pattern and small to moderate block sizes of the Grid development pattern creates highly connected and walkable environments.

Although block sizes are typically larger in the Transition pattern, both residential and non-residential areas are still moderately well connected.

The Suburb block pattern becomes fully irregular, curvilinear, and characterized by culs-de-sac. Blocks may vary greatly in size, negatively impacting connectivity.

The Edge block pattern is curvilinear and characterized by many culs-de-sac. Block sizes are typically moderate to large.



### Open Space

A variety of open space typologies embedded within neighborhoods and mixed-use areas creates gathering places and amenities for nearby residents, while providing ecosystem services like shade and stormwater management.

The Transition pattern retains a variety of different types and scales of open space, ranging from neighborhood parks to larger open spaces and trail corridors.

Open space types are inconsistent. Some neighborhoods may include a variety of open space types, and others may include none.

Open space typologies are limited and primarily include non-activated landscaped central greens.



### Streets

A wide streetscape amenity zone is common in Grid neighborhoods, providing space for street trees and buffering sidewalks from adjacent traffic. Wide neighborhood streets provide plenty of space for on-street parking.

Streets and streetscape elements vary widely in this pattern. Residential streets tend to preserve better walkability and bike infrastructure, while non-residential streets tend to favor vehicular transportation over other modes.

The majority of street space is dedicated to vehicular transportation. Bike lanes may be present but are often unprotected. Sidewalks are inconsistent and often narrow with little protection from the roadway.

Streets are very wide and oriented towards automobile usage. Sidewalks are moderately wide and often protected from the roadway by a streetscape amenity zone, but may not connect to destinations outside of the development.



### Urban Design Elements & Frontage

Alley access is typical, creating a safe and comfortable environment for pedestrians and bicyclists on-street. Frontage elements create a strong relationship between private development and the public realm.

Alleys are not found in this pattern, and private driveways are the most prominent frontage features. Sidewalks remain consistently present, while the streetscape amenity zone is less consistent.

Parking and access dominate frontage. Wide driveways, front-loaded garages, parking lots, and frequent curb cuts are typical. Non-residential buildings often do not face the street.

Private driveways and large, front-loaded garages are prominent frontage features. Porches may be present, while entries are often recessed. Front buildings form a consistent pattern oriented towards the street.



### Building Types

Grid neighborhoods feature a variety of housing types and scales, providing a wide range of housing options for residents. In many areas, historic buildings can still be seen and provide opportunity for adaptive reuse.

Transition neighborhoods feature a wide variety of housing types integrated into the neighborhoods, with apartments typically located on neighborhood edges. Non-residential buildings vary widely in scale and are clustered into commercial centers and corridors.

In residential areas, building types may include detached homes, duplexes, and apartment buildings, typically in separate developments. Non-residential buildings range from very small to very large in scale, and are typically clustered into commercial districts, centers, or corridors.

Building types are primarily detached homes. Some duplexes and ADUs are present. The scale of buildings ranges from medium to large.





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