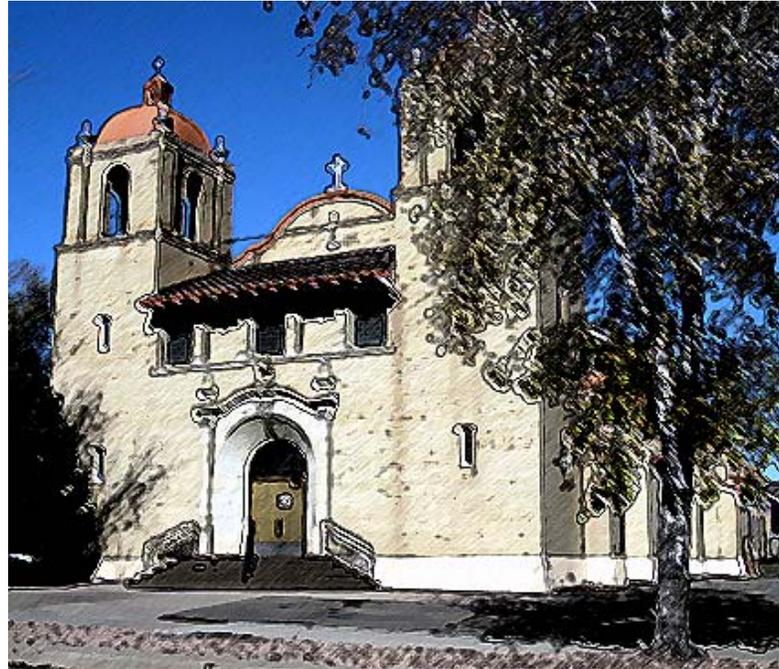


Eastside Neighborhood Plan



CITY OF PUEBLO, COLORADO
Department of Planning and Community Development

Prepared with Assistance from

CAMIROS
and

PJF ASSOCIATES

**Adopted by City of Pueblo Ordinance 7195
August 23, 2004**

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I. EXECUTIVE SUMMARY

The Eastside Neighborhood is in for little in the way of large-scale development changes. Most changes are expected to be oriented towards satisfying the needs for improvement programs. The relatively small amount of vacant land in this neighborhood of the City will provide some opportunities for new housing while larger opportunities will occur with the redevelopment of larger tracts of land which are recommended to develop into a mix of housing and commercial uses. One of the key components of the future of the area is to integrate, as much as possible, all new construction, which should be designed to respect and reflect the history of the Eastside community. The challenge is to organize a program to guide the future of the Eastside Neighborhood in a manner that builds upon its strengths and organizes the resources and efforts of the residents and government to realize a common vision.

Such a vision has evolved through the planning process coordinated by the City of Pueblo's Community Development Department, which simply states that:

“Eastside Pueblo desires to establish a reputation as neighborhoods of affordable and safe residences which will instill community pride into a more liveable environment.”

To achieve this vision it is critical to develop a set of coordinated strategies and projects that work to achieve key objectives:

- Increase community participation in addressing neighborhood issues.
- Build upon existing community advantages of access to shopping and employment and affordable housing.
- Improve the physical image of the Eastside.
- Increase access to commercial goods and services available within the neighborhood.
- Improve health care systems in the Eastside.

- Coordinate the provision of recreational activities among the community centers in the Eastside.
- Maintain and strengthen the stability of the neighborhood through encouraging increased homeownership.

THE EASTSIDE NEIGHBORHOOD PLAN

The Neighborhood Plan is intended to provide land use policy guidance and creates an overall functional framework for the Eastside Neighborhood. The plan, shown in Figure S-1, illustrates broad land use relationships and the major elements of the proposed street system. All of the use categories within the neighborhood reflect a mix of uses, rather than rigid categories.

STRATEGIES TO IMPLEMENT THE PLAN

The vision and plan for the Eastside Neighborhood can be achieved through actions in a number of strategic initiative areas: Quality of Life, Park and Open Space, Neighborhood Identity, Housing, Historic Preservation, Commercial/Industrial and Economic Opportunity. Each of these strategy areas addresses not only the physical growth of the Eastside Neighborhood, but also the more intangible aspects of neighborhood revitalization and expansion: re-establishing a community identity, re-building community pride, effectively investing the “human capital” of the neighborhood, and fostering economic development.

A. THE QUALITY OF LIFE INITIATIVE

The Quality of Life strategies described below touch upon the often intangible aspects of community building which create a positive image for the area and its residents. These include: building a shared sense of community pride and concern; increasing opportunities for social interaction and community involvement; leveraging individual efforts by working together with a common purpose; and improving the physical condition of the public realm.

A1: Strengthen and aggressively enforce health and land use codes.

- A2: Install night lighting improvements at crime hot spots.**
- A3: Increase neighborhood-based crime prevention and police presence.**
- A4: The Eastside Neighborhood Association as a Sustainable Neighborhood Partnership**
- A5: Continue regular community meetings.**
- A6: Establish a locally oriented publication or newspaper column.**
- A7: Organize and promote community activities and events.**

B. THE PARK and OPEN SPACE INITIATIVE

The vision is to create park spaces that are attractive, well equipped and green, and to attract neighborhood involvement through high-quality programming and collaboration among parks, schools and residents. All of the parks in the neighborhood are in some need of improvements, maintenance or restoration. Suggestions include the following;

- B1: Mitchell Park** – provide park benches, trashcans and convert the existing tennis court into a basketball court.
- B2: Bradford Park** – provide park benches, picnic tables and a sidewalk around the entire park.
- B3: Dry Creek Arroyo** – develop as open space and a trail connection.
- B4: Skate Park** – investigate feasibility.
- B5: Establish Pedestrian Linkages Throughout the Eastside Neighborhood.** The major east-west corridor is proposed for along 10th Street and the major north-south pedestrian linkage is along LaCrosse Avenue.

C. THE NEIGHBORHOOD IDENTITY INITIATIVE

The vision is to build up the Eastside's identity and promote it so that neighbors in other communities and across the City will know the area as the Eastside Neighborhood.

- C1: Gateway Features.** Locate gateway features at the following locations: 4th Street and Erie Avenue; 8th Street and Erie Avenue; 18th Street and Hudson Avenue; 4th Street and Dry Creek Arroyo, and; Joplin Avenue south of the railroad underpass.

C2: Eastside Identification The Eastside name should be used consistently to describe the area from Fountain Creek to State Highway 47 and from Highway US 50B to the southern City Limits, and work with officials of the City of Pueblo to create official designation of the Eastside name.

C3: Improve the Level of Service in the Neighborhood The City of Pueblo should ensure that a consistent effort is made to address issues of daily concern to Eastside residents such as sidewalk trip hazard repair, street sweeping, and mowing and litter clearance in public parks.

D. THE HOUSING INITIATIVE

The Eastside desires to become a balanced mixed-income community that welcomes new residents without displacing those already in the neighborhood. A mixed-income community is healthier because it reduces economic segregation, attracts retail development and motivates lower-income families to improve their living conditions

- D1: Develop "Infill" housing projects on scattered sites.**
- D2: Larger vacant land opportunities in the Walters Brewery Area and the Summit brickyard should be considered as redevelopment sites, which should incorporate housing for mixed-income residents.**
- D3: Undertake housing rehabilitation and develop new infill housing by applying the building design and landscape standards as proposed in the Charter Neighborhood zoning project**

E. THE HISTORIC PRESERVATION INITIATIVE

The Pueblo Historic Preservation Commission (HPC) is expected to take the lead in pursuing individual landmark designation status and other activities associated with preserving the historic resources of the Eastside Neighborhood.

E1: Individual Building Nominations

The Historic Preservation Commission (HPC) should undertake steps to pursue local landmark designation for the 19 candidate structures identified this plan.

E2: Research Application of District Designation

The HPC should conduct preliminary research to determine if there are any opportunities to create a district consisting of the Craftsmen style homes identified in the field inventory.

E3: Develop a Neighborhood History Research into the history of the neighborhood would establish a period of significant social or economic activity and will provide a baseline for evaluating the significance of individual structures.

F. THE COMMERCIAL and INDUSTRIAL INITIATIVE

It is desired that the Eastside will become a community where businesses continue to develop and thrive, where entrepreneurs establish businesses and where a wide range of retail services are offered. The presence of businesses not only contributes to the economic welfare of the neighborhood but also the City of Pueblo as a whole. The strategies outlined in this section address the need to revitalize existing facilities, find opportunities to bring in new businesses, make physical improvements to the industrial areas, and connect Eastside residents to industrial job opportunities.

F1: Reinforce Neighborhood Commercial Centers

Designate the area in the vicinity of 4th Street, from Erie Avenue to Hudson Avenue as a neighborhood business center and create a pedestrian-oriented environment. Encourage a broader range of business and personal services to locate in the neighborhood, such as banks, legal and other professional services. An additional component of the strategy for reinforcing the commercial centers in the neighborhood is an expectation that the City would partner with local businesses to implement an improvement program.

F2: Highway Commercial Activities Take advantage of the vehicular traffic volumes, highway capacity and visibility along US 50B and the east end of 4th Street (State Highway 96) by designating highway business, employment and shopping opportunities along the frontage of these two roadways.

G. THE ECONOMIC OPPORTUNITY INITIATIVE

The need for jobs and access to training was a major concern expressed in the neighborhood survey. The following are suggestions to follow up on those concerns:

G1: Develop an Eastside Job Resource Center

The mission of such a center would be to design strategies to help local residents take advantage of employment opportunities in and beyond the Eastside Neighborhood. The center would provide long-term pre and post-employment services to all residents regardless of income, gender, age, educational background or work history.

G2: Provide Opportunities for Entrepreneurship.

Encourage the creation of commercial spaces that would be affordable to small business owners rather than national chains. Shared space, technical assistance and joint marketing efforts could be offered to attract and support these businesses.

H. THE SELF-SUFFICIENCY INITIATIVE

It is the desire of the Eastside Neighborhood Association to encourage and promote, to whatever extent possible, actions that will permit individuals and families the ability to earn an income that will help them be self-sufficient. For most people, this need translates into an opportunity to work. Many of the jobs are low paying and offer few, if any, benefits. As the Pueblo economy matures, it needs to be concerned about the quality of its workforce.

H1. Bolster and expand workplace literacy and workforce education programs

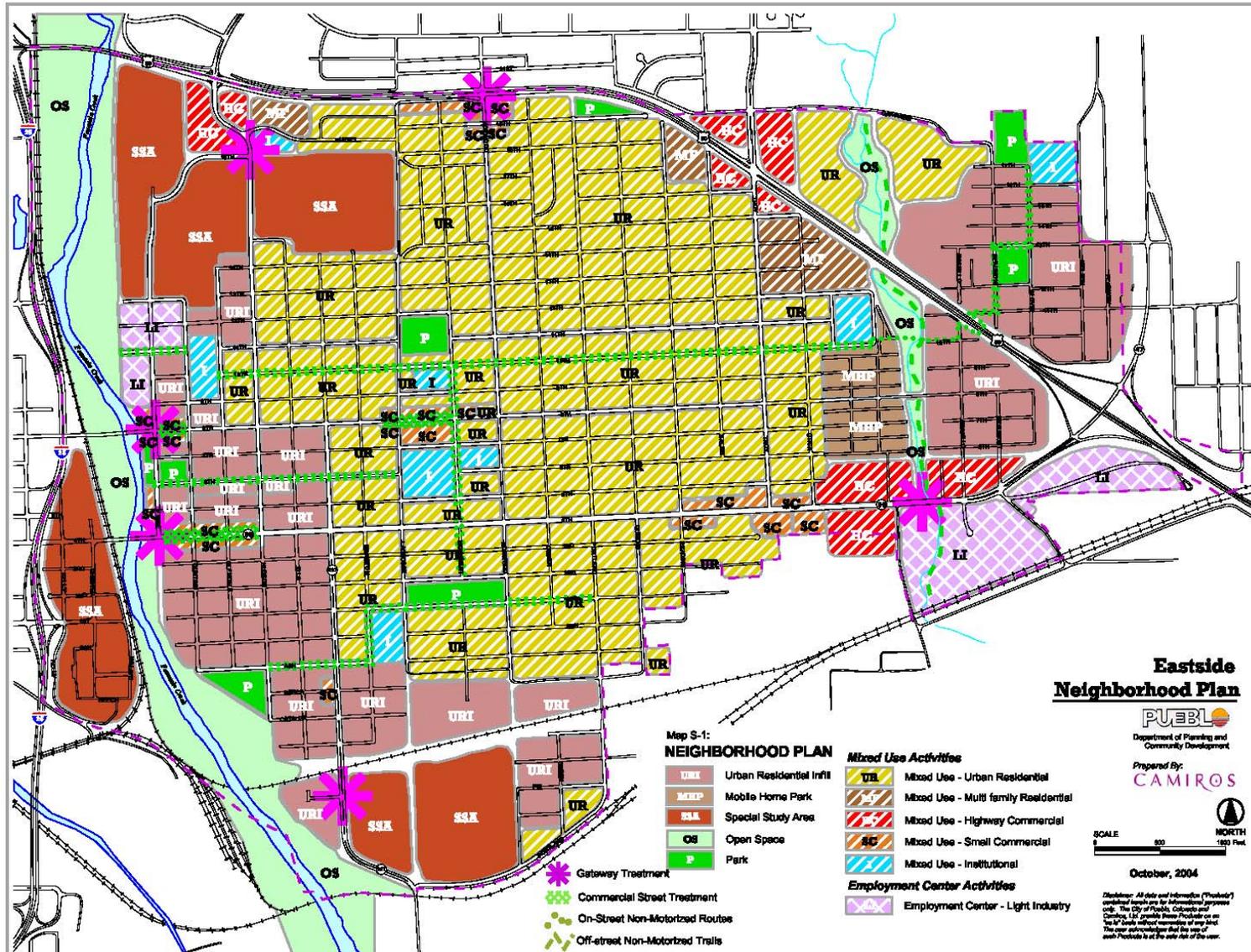
H2. Encourage the expansion of the role of the Parent Teacher Associations and the Parent Booster Groups.

H3. Establish a Jobs Clearinghouse via the Internet with a Pueblo Jobs Home Page.

H4. Continue to support Colorado State University - Pueblo and Pueblo Community College with their efforts to find creative ways to serve the working, continuing education student and to help integrate older persons back to school so they can gain the skills to stay current as productive members of the workforce.

H5. Encourage the two Chambers to combine the existing Business Roundtables into one.

H6. Develop a plan to “wire the community” in an effort to effectively facilitate citizen access to information sources.



II. INTRODUCTION

In 2002, the Pueblo City Council chose the East Side Neighborhood to be one of three neighborhood plans to be completed in 2003. At Council's recommendation Community Development Block Grant Funds were awarded to support this effort. This report summarizes the findings and recommendations of the East Side Neighborhood Plan. The City of Pueblo's Department of Planning and Community Development, along with the Eastside Neighborhood Association, coordinated the preparation of this plan.

Purpose of the Neighborhood Plan

The East side of Pueblo contains a number of older areas containing a wide range of land uses, which are in need of reinvestment and redevelopment actions by existing and new property owners. Often, these investments are made without a clear understanding of what the future may hold for the area. Some parties make their investments with the belief that their actions will not be affected by the conditions or future of the neighborhood. Others may hold back due to concerns regarding long-term neighborhood stability.

The City of Pueblo believes that a coordinated vision of the neighborhood's future can help to provide more certainty for these investments. The Plan establishes long-range goals and objectives for the development and stabilization of the neighborhood. It

provides a framework and establishes implementation strategies that will direct the neighborhood toward its vision of celebrating its cultural heritage.

The plan provides the neighborhood with a city-approved guide to the acceptable future development of the Eastside. It is intended for use by neighborhood associations, residents, property owners, business people, Pueblo's Planning and Community Development Department, Department of Public Works, Transportation Planning, Department of Parks and Recreation, Police Department, City/County Health Department, other City Agencies, Pueblo Planning Commission, City Council, other public and quasi-public agencies, and private organizations concerned with planning, development and neighborhood improvement.

The plan is intended to promote patterns of land use, circulation and services that contribute to the economic, social and physical health, safety and welfare of the people who live and work in the neighborhood. The neighborhood plan addresses issues and opportunities at a scale that is more refined and more responsive to specific needs than the Pueblo Regional Development Plan and supplements the plan.

The plan is neither an official zone map, nor does it create or deny any rights. Zones changes that may be proposed as part of any

development must be initiated under a separate procedure established under the City's Municipal Code.

The Planning Process

This report is the final product of the neighborhood planning process. The neighborhood planning process is part of the continuing implementation strategy for the Pueblo Area Comprehensive Plan, which includes Quadrant Planning and comprehensive planning for neighborhoods. The lead entity for the neighborhood planning effort is the City of Pueblo Department of Planning and Community Development who coordinated the process with its planning consultant, Camiros, Ltd. and the neighborhood group that grew out the process, the Eastside Neighborhood Association.

The community involvement process for the East Side Neighborhood Plan was directed by the City of Pueblo Department of Planning and Development. The department took the lead in establishing the process and scheduling of activities leading to the development of the neighborhood plan.

When the planning process was initiated there were no identifiable groups to discuss issues of concern in the neighborhood. An initial meeting was held in May of 2003, at which over 65 people attended and resulted in the formation of the Eastside Neighborhood Association (ENA). The ENA has become the community client of the plan. Throughout the summer months of 2003 the ENA served

as a sounding board for ideas of development and redevelopment in the area. At monthly meetings of the ENA various subject matters germane to the plan were discussed. For example the results of an ENA field trip to all the parks in the neighborhood were discussed and specific issues brought to the attention of the city and its consultants. A meeting on transportation issues was conducted as part of a City sponsored quadrant planning effort and concerns about traffic and access were identified. At the first general meeting of the neighborhood various issues relating to code enforcement, landlord-tenant relationships and policing were also identified. The public opinion poll conducted as part the neighborhood planning process also provided valuable information on the preferences of residents to various aspects of community life. At almost every session the consultant took away valuable insights into the preferences of the community and an effort was made to incorporate those concerns into the plan and strategies.

The plan was presented to the ENA in early December for review and comment. The formal adoption process by the City is anticipated to continue throughout the early part of 2004 with the intent of adopting the plan by ordinance of City Council.

Organization of the Plan Document

The final goals, strategies and key projects are summarized in this document as follows:

- A description of the existing conditions on the Eastside is provided in Chapter III: The Eastside Neighborhood.
- Chapter IV: A Plan for the Eastside Neighborhood presents the vision statement and plan goals developed as a result of the community input and presents the key plan concepts.
- Key strategies of the plan — Quality of Life, Housing Improvement, Industrial Development and Commercial Development — are discussed in Chapter V: Strategies to Implement the Vision.
- Chapter VI: Implementing the Vision presents the “implementation work program” that assigns a priority and responsible stakeholder to each project, to facilitate coordinated implementation of the four strategies.
- The Appendix contains detailed statistical data and findings of fieldwork and various analyses conducted during the course of the planning process.

Acknowledgements

Organizations, groups and persons who have contributed to the development of this plan include:

- The Eastside Neighborhood Association
- Citizens United for Eastwood Heights
- The Eastwood Improvement Association
- La Gente
- City of Pueblo Departments of Planning, Land Use Administration, Housing and Citizen Services, Public Works, Parks & Recreation, Transportation & Transit Authority
- The Pueblo City/County Health Department
- The Colorado State University Cooperative Extension Community Technical Assistance Program, for coordination of the neighborhood surveys.

The vision and direction evident in the plan are especially attributable to the countless hours and work of the Eastside’s many neighborhood leaders. Special leadership has come from: Zachary and Laurie Valdez, Ruthann Teem, Anthony Carbajal, Mike Cadena, Quana Simpson, Charles Reicherseder, Gene and Barbara Robertson, Lola West, Diana Milner, Al Gurule, Councilman Gilbert Ortiz.

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III. THE EASTSIDE NEIGHBORHOOD

A. Relationship to the City

The Eastside Neighborhood occupies the eastern portions of the City of Pueblo (see [Map III-1: Location Map](#)). The neighborhood encompasses just over 1,967 acres of land and extends a length of about 2.6 miles east-west. The north-south distance at LaCrosse Avenue is 1.9 miles. The boundaries of the neighborhood are shaped by Fountain Creek on the west, the Pueblo municipal boundary on the south and east and US 50B and Oakshire Drive on the north.

The Eastside Neighborhood encompasses a culturally rich and diverse section of the city, with some 14,500 residents and several active business districts. The Eastside is one of Pueblo's oldest communities and the area is currently 70% families of Hispanic origin with a median household income of approximately \$22,000.

The Eastside neighborhood is home to some of the oldest parts of the city as well as some of its new homes. There are physical conditions at the east end of the neighborhood that form barriers that tend to divide the area, and the heavily traveled 4th Street road creates a north-south dividing line. At the west end of the neighborhood between 65% and 80% of the housing was built prior to 1940 (depending on the Census Tract) while in the eastern

portions about 30% were constructed prior to 1940. The majority of the housing stock is small single story structures with a few architecturally unique “craftsman style” homes sprinkled throughout. Also, there is a concentration of multi-family housing and mobile homes located in the eastern and northern parts of the neighborhood.

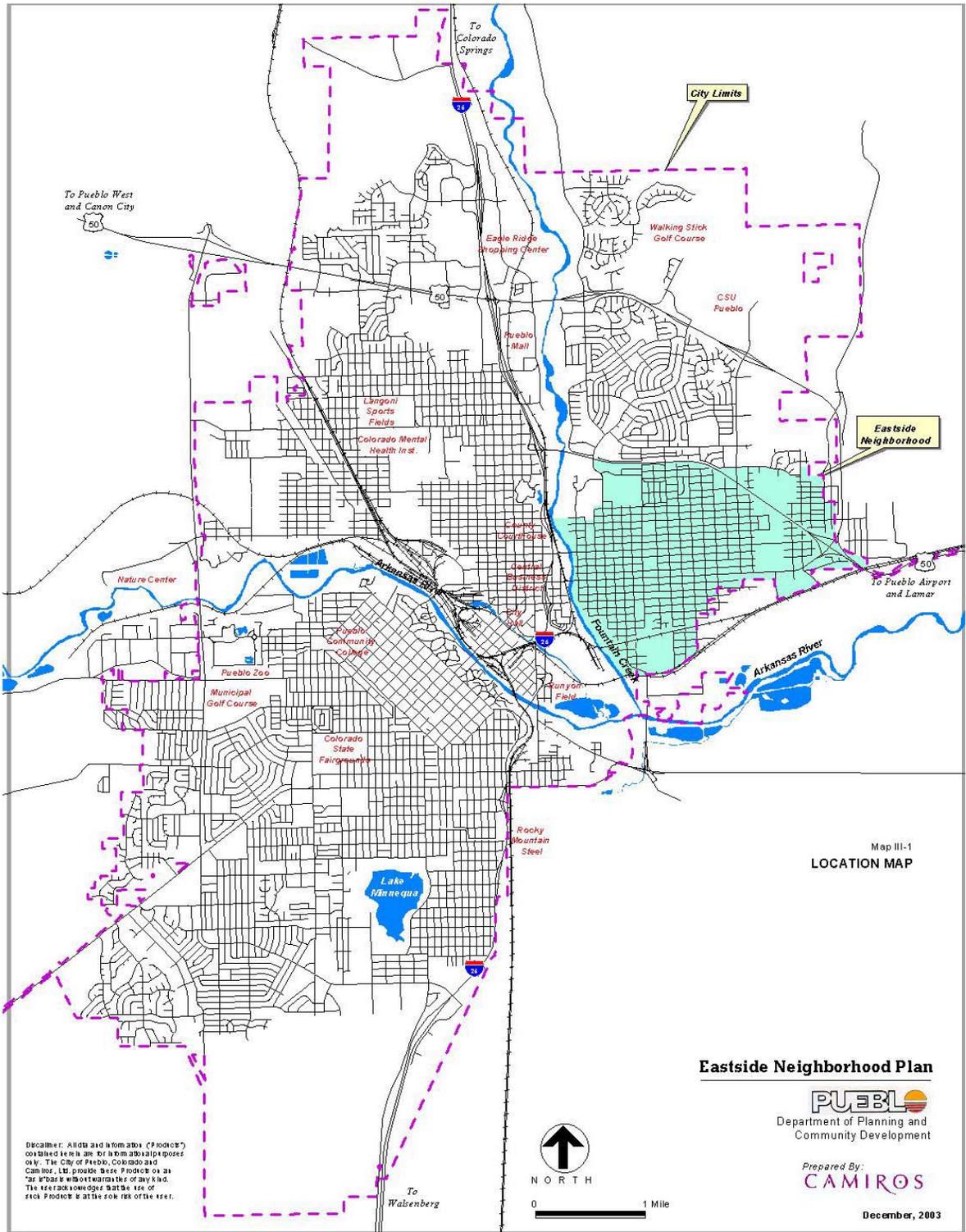
B. Residents of the Eastside Neighborhood

The Eastside Neighborhood is a community of lower and middle-income families. The 2000 Census tract data for the neighborhood



Typical housing found in the older sections of the Eastside Neighborhood.

indicates that just over 14,500 people reside in the area. *(Note: The Census Tract boundaries and the Neighborhood Boundaries do not exactly match. Thus the majority of statistics about resident characteristics are described on a percentage basis).*



The age of residents of the community is somewhat younger than that of the city as a whole, the median age being 31 years for the Eastside area and 36 for the City. Almost 42% of the population is estimated to be less than 25 years of age, which is 8% more than the city as a whole (34%). Households in the neighborhood average 2.7 persons in size compared to the citywide average of 2.4 persons. Household incomes in the neighborhood are quite low with 52% at incomes less than \$25,000 per year compared to the citywide estimate of 42% below this annual income.

Residents of the Eastside Neighborhood by and large travel outside of the neighborhood for work. On the average they commute 20 minutes to their place of work and over 93% of them used a personal vehicle or carpooled to work. The community survey indicated that there was no dominant job location for area residents as they traveled to various sections of the Pueblo region. The two most frequently identified occupations of residents were in service and sales, and the industries that residents worked in most often were education/health/social services and retail trade.

The Eastside Neighborhood contains a predominantly Hispanic population. Almost 70% of the residents consider themselves Hispanic, 27% are white and the remaining 3% are African American, American Indian or other races. The racial distribution for

the City as a whole indicates that 44% of the population consider themselves Hispanic, 51% white and 5% are other races.

Currently over 27% of the population of the Eastside Neighborhood is enrolled in school, which is comparable to 26% of the population of the City of Pueblo as a whole who are students in various stages of education. Just over one-half of those enrolled are in elementary school, which compares to 43% of the population for the city. There are slightly fewer high school students in the Eastside Neighborhood at 19%, compared to 22% for the city. Residents enrolled in college in the Eastside represent 16% of those in school, compared to 22% for the city.

The educational attainment of the Eastside Neighborhood residents is somewhat lower than that of the city of Pueblo. Almost 35% of the residents of the Eastside Neighborhood have no high school diploma compared to 21% for the city. The number of persons who have a high school diploma in the area is 33% of the population compared to 31% for the city. Those with some higher education represent 19% of the population compared to 24% for the city, and residents with a college degree represent 13% of the population of the Eastside Neighborhood compared to 24% for the city. Table III-4, below identifies the specific of educational achievement in the Eastside Neighborhood.

Table III-1:
EDUCATIONAL PARTICIPATION and ATTAINMENT, Eastside Neighborhood

School Enrollment	City of Pueblo		Eastside Neighborhood	
	Number	Percent	Number	Percent
Number in School	26,825	26.2	3,990	27.5
Preschool, kindergarten	3,318	12.4	597	14.9
Elementary School	11,605	43.3	2,009	50.4
High School	5,880	21.9	763	19.1
College	6,022	22.4	621	15.6
Educational Attainment				
Population over 25 years	66,175	64.7	8,434	58.1
No High School Diploma	14,147	21.4	2,929	34.7
High School Diploma	20,592	31.1	2,746	32.5
Some College	15,548	23.5	1,630	19.3
College Degree(s)	15,888	24.0	1,129	13.3

Source: Census 2000 Summary File 3

Detailed descriptions of the social, economic and housing characteristics of the Eastside Neighborhood are appended to this report. Additional demographic data is also found in the Eastside Neighborhood Survey mentioned earlier.

C. Summary of Neighborhood Survey

A Bessemer Neighborhood Opinion Poll was determined to be essential to the development of the City of Pueblo’s 2003 Neighborhood Plan process. A comprehensive assessment of neighborhood attitudes is an important form of public input to the plan. Residents were asked about a host of issues concerning

community assets, perceptions of safety, local services and problems, and many others. The following are highlights of the responses. *The complete version of the findings is available at the City of Pueblo Department of Community Development and Planning.*

Eastside respondents enjoy living in the area. It is where many were born or grew up. They came to the area because of that, to be near friends/family or because of the cost of housing. They especially appreciate the quietness of the area, its affordability and convenience to shopping areas.

Eastiders are very activist and involved in the community. They are willing to attend a protest meeting or join an action group. Those who feel well informed are involved and confident of their ability to influence decisions and of the effectiveness of working together. Low wage jobs without benefits, the lack of affordable health care, and recreation are the issues they care most about. Many are employed full time, but live below poverty level. They favor neighborhood businesses and heavy industry in new economic development.

One third of the adults are active in the youth/recreation oriented nonprofit programs. Their households participate heavily in a variety of recreation activities, especially fishing, running/jogging/walking, swimming and bicycling. They want new or improved recreation programs/services/facilities, especially those for teens and children. Gangs, a major problem in the early 1990s, are not rated as a major problem.

Eastside respondents shop on the north side, at Pueblo Mall and on the Eastside. They bought groceries, convenience items, gasoline and fast food on the Eastside in the last 3 months. They value good customer service, good products, and good prices, but do not value local ownership of businesses, exterior appearance of the area or the business, or the appearance of the general shopping area. They would be unlikely to support public spending on beautification efforts in the commercial areas. They work or go to school on the Eastside, Southside or north side of Pueblo. They are particularly happy with Pueblo Community College and CSU Pueblo.



The Safeway at 8th and LaCrosse is fairly well used by neighborhood residents.

They don't particularly want a citywide mandatory trash collection system, and are relatively satisfied with the trash collection system they have. However, they are not satisfied with the enforcement of zoning and housing code regulations, and are concerned about trash and litter lying around. They would like to participate in a neighborhood clean up, in getting to know their immediate neighbors better, and in Neighborhood Watch programs.

The Eastside has changed from majority white to majority Hispanic over the past 40 years. During that time, the poverty rate has soared and unemployment rate has been much higher than the Pueblo average. However, the number of housing units and number of residents has remained relatively stable. The home ownership rate has fallen, especially in the northwest section and near Fountain Creek.

To best satisfy the respondents' felt needs, the neighborhood should strive for expanded job training options and the development of jobs with adequate wages and benefits. Efforts that enhance the provision of affordable health care should be encouraged. The youth and children's recreation programs and facilities need to be adequately funded and expanded. Actions need to be taken to help reverse the change from home ownership to absentee ownership of property, and to further enforce the housing and zoning codes often ignored by absentee landlords. Opportunities should be pursued for development of Neighborhood Watches and activities that give residents a chance to get to know and work with their immediate neighbors, thus enhancing their capacity to solve local problems

D. Eastside Neighborhood Conditions

Land Use

A field inventory of how land is used was conducted and the findings were then allocated to sub-areas of the neighborhood. As previously mentioned the Eastside area has certain characteristics that lend themselves to delineating sub-areas, which in and of themselves could be considered "neighborhoods". Sub-area delineations are shown in Map III-2. and the amount of land devoted to various uses is identified in Table III-1.

The land use distribution within the neighborhood reflects its location as a built up portion of the city.

Map III-3: Existing Land Use illustrates the distribution of land throughout the Eastside area.



The neighborhood business concentration at 4th Street and Fountain Avenue is one of the many local commercial districts in the Eastside area.

The general pattern of land use in the Eastside reflects the historical development of the area along major thoroughfares. Commercial development is generally located along 4th Street and 8th Street and after the limited access US 50 highway was constructed businesses were developed at the Hudson, Norwood and Troy Street intersections.

Commercial businesses along 4th Street in the vicinity of Glendale and Fountain Avenue include Double J Meats, the White Horse Inn, and the 4th Street Barber Shop in addition to numerous auto sales

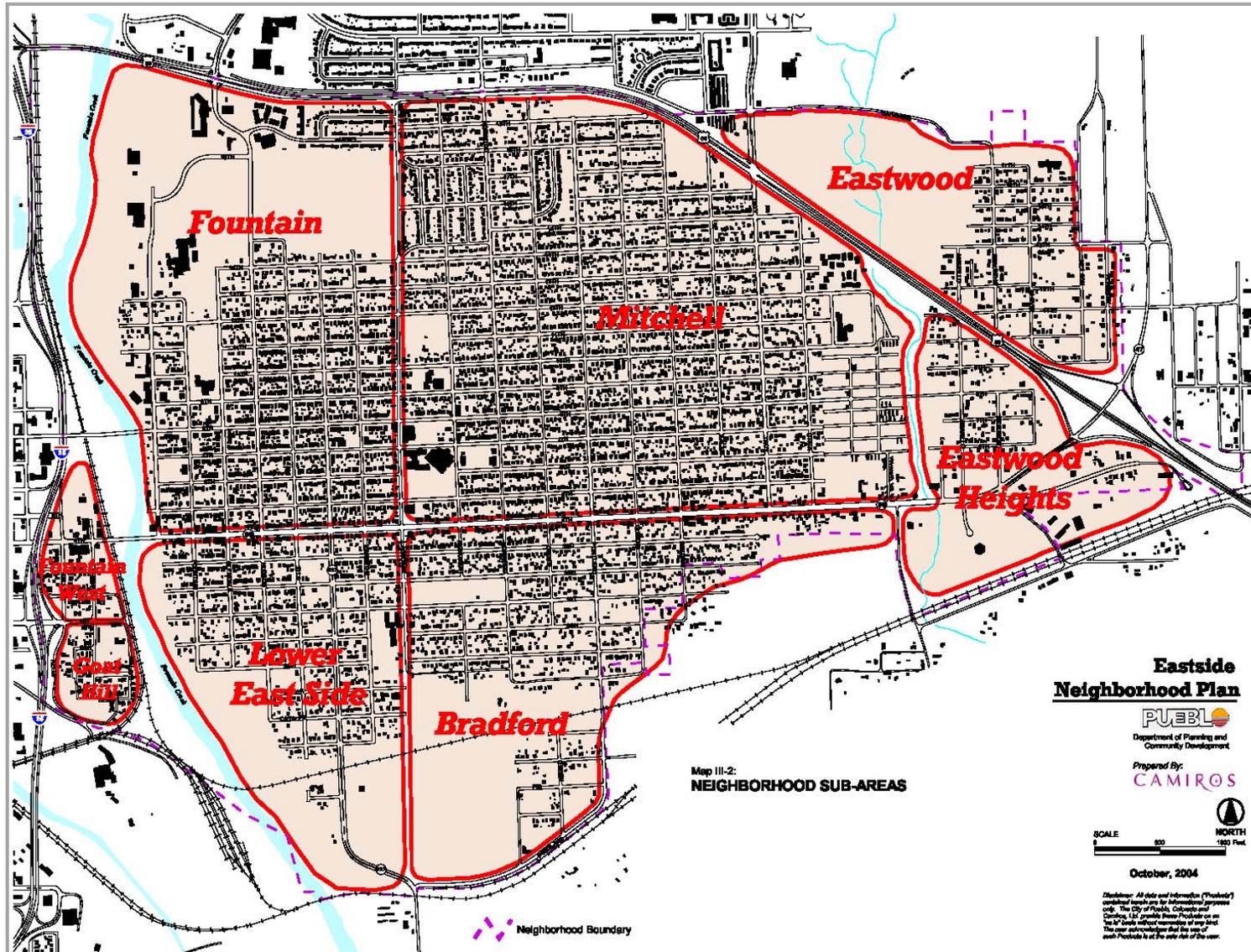
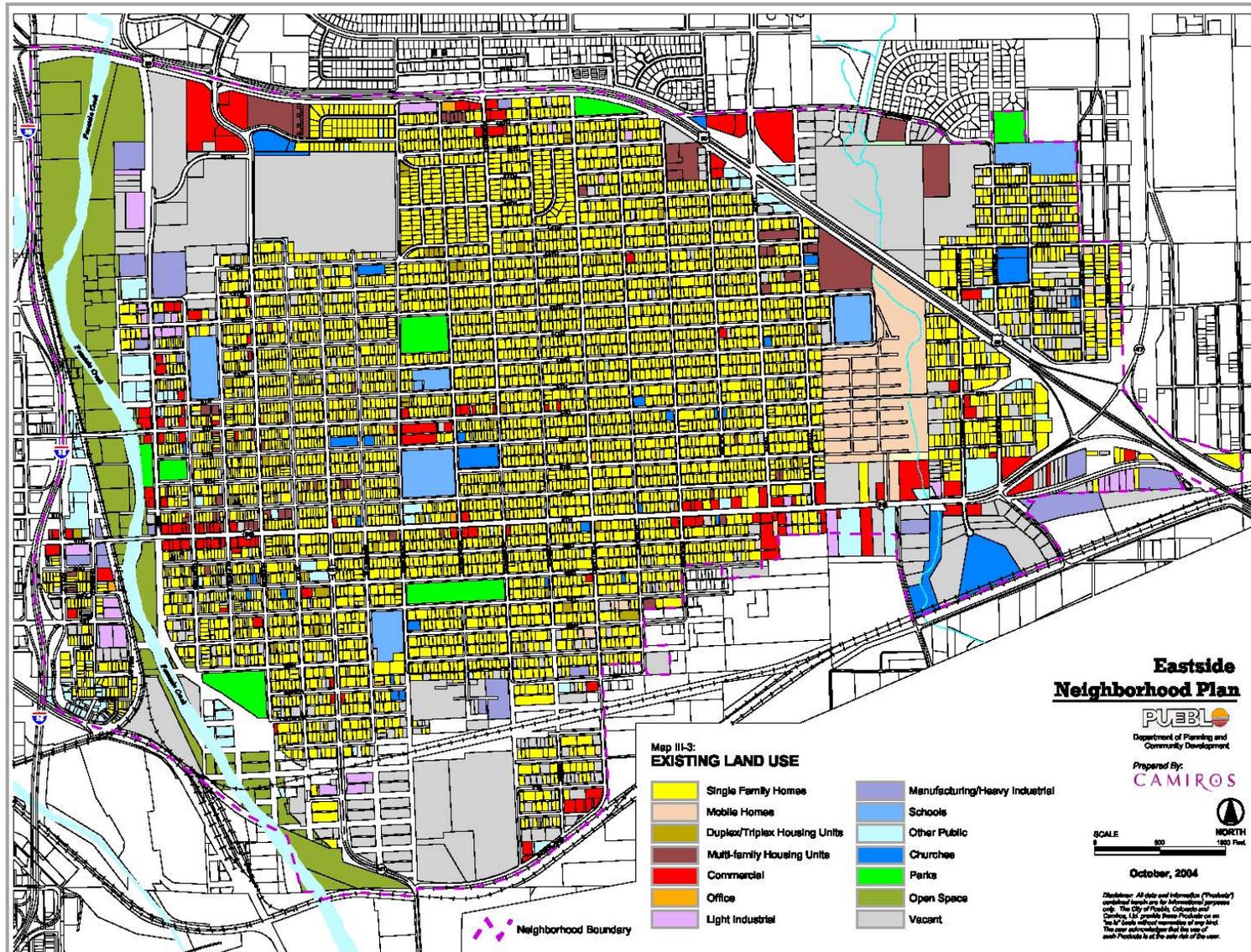


Table III-1:
EXISTING LAND USE IN THE EASTSIDE NEIGHBORHOOD, BY SUB-AREA.

Land Use	SUB-AREAS													
	Lower Eastside		Fountain		Mitchell		Eastwood Heights		Eastwood		Bradford		TOTAL EASTSIDE	
	Acres	% Total	Acres	% Total	Acres	% Total	Acres	% Total	Acres	% Total	Acres	% Total	Acres	% Total
Rural Residential					1.4	0.2%							1.4	0.1%
Single Family Homes	74.6	27.1%	121.7	45.8%	325.7	45.9%	44.5	18.5%	34.0	21.2%	101.2	32.1%	701.7	35.7%
Duplex	3.1	1.1%	3.5	1.3%	5.5	0.8%					1.8	0.6%	13.9	0.7%
Multi-family	0.5	0.2%	11.7	4.4%	18.1	2.6%	7.2	3.0%			0.8	0.3%	38.3	1.9%
Mobile homes					55.6	7.8%	1.0	0.4%	0.5	0.3%	2.2	0.7%	59.3	3.0%
Commercial	4.7	1.7%	11.6	4.4%	17.2	2.4%	8.9	3.7%	6.7	4.2%	10.6	3.4%	59.7	3.0%
Office													0.0	0.0%
Light Industrial	9.9	3.6%	2.1	0.8%	2.4	0.3%			3.0	1.9%	10.0	3.2%	27.4	1.4%
Manufacturing			1.3	0.5%	0.5	0.1%			6.6	4.1%	4.3	1.4%	12.7	0.6%
Schools	5.2	1.9%	6.4	2.4%	18.0	2.5%	8.3	3.4%					37.9	1.9%
Churches	1.3	0.5%	6.0	2.3%	5.1	0.7%	4.7	2.0%	14.6	9.1%	1.2	0.4%	32.9	1.7%
Other Public	7.2	2.6%	7.6	2.9%	5.5	0.8%	2.8	1.2%	5.6	3.5%	5.1	1.6%	33.8	1.7%
Parks	6.9	2.5%	4.0	1.5%	9.3	1.3%	3.7	1.5%			7.3	2.3%	31.2	1.6%
Open Space	28.1	10.2%	17.3	6.5%			0.7	0.3%					46.1	2.3%
Agriculture					0.2	0.0%							0.2	0.0%
Vacant	25.4	9.2%	56.0	21.1%	16.5	2.3%	82.7	34.3%	38.3	23.9%	77.3	24.5%	296.2	15.1%
Right of Way	108.5	39.4%	16.7	6.3%	228.6	32.2%	76.5	31.7%	50.8	31.7%	93.7	29.7%	574.8	29.2%
GRAND TOTAL	275.4		265.9		709.6		241.0		160.1		315.5		1,967.5	

Source: Pueblo County Assessors Office and Field Survey, Camiros, July, 2003.





This is one of the many corner commercial businesses in the neighborhood.

and repair establishments such as J&C Auto Sales and Bennett Brothers Motors. The entire 4th Street corridor can be characterized as auto sales and service oriented. The majority of the businesses service autos, sell auto parts such as tires and repair auto parts such as transmissions. There are also five gasoline service stations providing convenience goods along the length of the corridor.

The commercial hub at 8th Street centers around the Safeway at LaCrosse Avenue. It appears that this grocery provides for the majority of Eastside residents' needs for food and other daily convenience items. Other businesses in the area include Ortiz Restaurant and Catering and the East Side Chiropractic Clinic. There are also a cluster of businesses at 8th Street and Erie Avenue

at the bridge over Fountain Creek, which consist of a number of automotive repair and sales activities and Nick's Dairy Crème store. The commercial businesses along the US 50 intersections contain a mixture of locally oriented services and highway oriented activities. At the Troy Avenue intersection there is a gas station and convenience store, the Loaf n Jug, Sonic Drive-in Restaurant and mini-storage warehouse. At the Norwood intersection there are a number of insurance agents and hair care businesses in a strip center which parallels US 50 along Maduslay Street, as well as freestanding businesses such as Relefords Flowers and the Milk Barn store along Norwood Street.

Residential development fills in the remainder of the area. Single-family homes on individual lots are the predominant type of housing in the area and consume almost 36% of the land. There is a substantial amount of multi-family housing in the area consisting primarily of multi-story apartments near Troy Avenue and US 50 and the Country Side Estates mobile home park that occupies almost 60 acres of land and represents about 3.0% of the total area.

Industrial uses are located in the far eastern portion of the neighborhood in the vicinity of the intersection of State Highway 47 and US 50 and along Erie Street near Fountain Creek. The majority of the businesses are storage yards and garages, including BMC West, Safety-Kleen Corp, Budweiser Distributing and the Colorado Department of Transportation regional office and maintenance yards.

The major manufacturer in the area is the Summit Pressed Brick & Tile plant on Erie Street.

Public uses in the area are associated with the schools and parks. Schools in the area include the following list, park and recreation facilities are described in a later section of the chapter.

Baca Elementary School
2800 E. 17th Street
Students: 245

Bradford Elementary School
E 1st Street and LaCrosse
Students: 414

Park View Elementary School
E. 9th Street and Monument
Students: 440

Fountain Elementary
916 N. Fountain
Students: 316

Spann Elementary
2300 E. 10th Street
Students: 379

Risley Middle School
625 N. Monument Avenue
Students: 379

The amount of vacant land in the area is relatively small. Within the residential sections of the Lower Eastside, Fountain, Mitchell and Bradford neighborhoods there are a few isolated lots. The Eastwood and Eastwood Heights area contain substantially more vacant areas.



The Park Hill Clinic provides health services to neighborhood residents.

However, some of these vacant areas are large tracts within industrial and commercial areas and locations that have been identified as potential redevelopment sites.

E. Housing

The early development of the Eastside in the history of Pueblo is reflected in the age of the housing stock. Over two-thirds of the housing units in the Eastside Neighborhood were constructed before 1940 and almost 90% prior to 1970. By comparison 50% of the housing units in the entire City were built before 1940. Single family homes account for over 77% of the housing stock in the Eastside Neighborhood while in the city as a whole just over 72% of the units

are single family homes. Just over 37% of the housing units in the neighborhood are rental units, which is substantially higher than the 34% for the entire city.

Older houses are more likely to contain lead-based paint. Lead based paint in residential units was banned in 1978 and there have been studies that indicate that there is a higher likelihood that this hazard is found in units built prior to 1960. In the Eastside Neighborhood 77% of the units were constructed prior to 1960 and 89% were built prior to 1978.

The Eastside population is relatively transient in nature. According to Census figures, almost 48% moved into their dwelling units between 1995 and 2000. This number is only slightly higher for the city as a whole, which is 46%.

The value of housing in the Eastside Neighborhood is over one-third less than the city as a whole. The median (Year 2000, owner occupied units) value of an Eastside home was \$65,320 compared to \$87,100 for the City of Pueblo. Over 97% of the homes in the Eastside had a value of less than \$100,000 compared to 66% in the City as a whole. The Eastside area has a variety of housing types similar to the city as a whole with the exception that there are more mobile homes but fewer large apartment buildings. Rental rates for housing in the Eastside are somewhat less than those of the city. The average rent in the Eastside is \$440 per month compared to \$475 per month citywide (Census, 2000).



Typical housing found in the Lower East Side.

Approximately 63% of the housing units in the Eastside Neighborhood are owner occupied and the remaining 37% are rental units. These percentages are comparable to the City of Pueblo as a whole wherein 66% are owner occupied and 34% of the units are for rent. The age of the homeowner or renter is of interest in the planning process in order to gauge the likelihood of renovation and rehabilitation. The thinking here is that as occupants age, their desire and ability to maintain and upgrade housing becomes more difficult.

The Eastside Neighborhood exhibits occupancy characteristics that are similar to the city as a whole. The number of homeowners over the age of 65 is only slightly less, 32% of the total number of

homeowners, compared to 33.5% for the city. The number of renters aged 65 and older is only half, on a percentage basis, that of the city. Table III-4, below identifies the age and tenure characteristics of residents in the Eastside Neighborhood.

Table III-3:
HOUSING TENURE and AGE OF OCCUPANT, Eastside Neighborhood

	City of Pueblo		Eastside Neighborhood	
	Number	Percent	Number	Percent
Total Housing Units	40,307		5,349	
Owner Occupied Units	26,460	65.6	3,381	63.2
Householder Over 65 Years	8,871	33.5	1,084	32.0
Householder Over 65 Years – Living Alone	3,507	39.5	426	39.3
Renter Occupied Units	13,847	34.4	1,968	36.8
Renter Over 65 Years	2,212	15.9	166	8.4

Source: Census 2000 Summary File 3

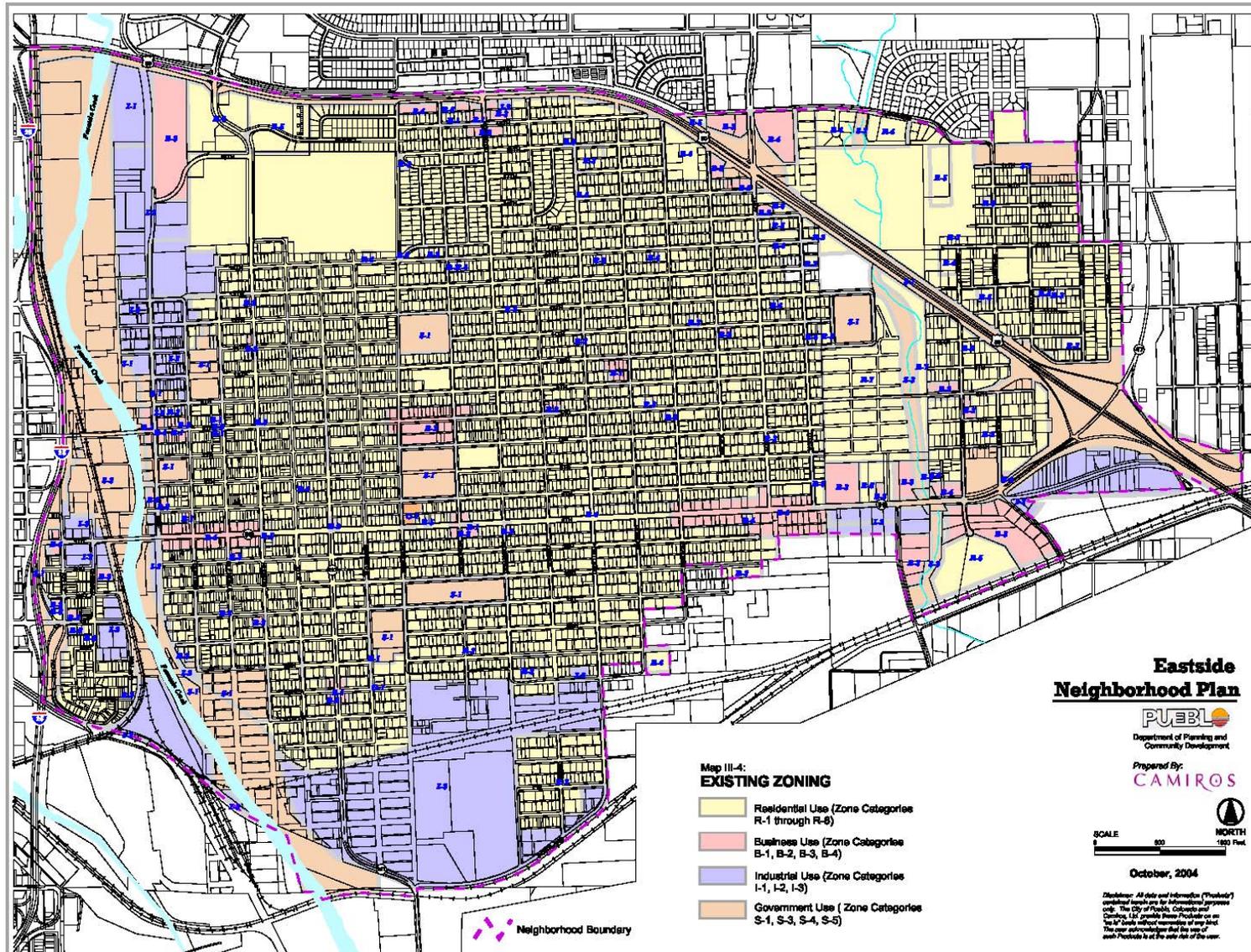
F. Zoning

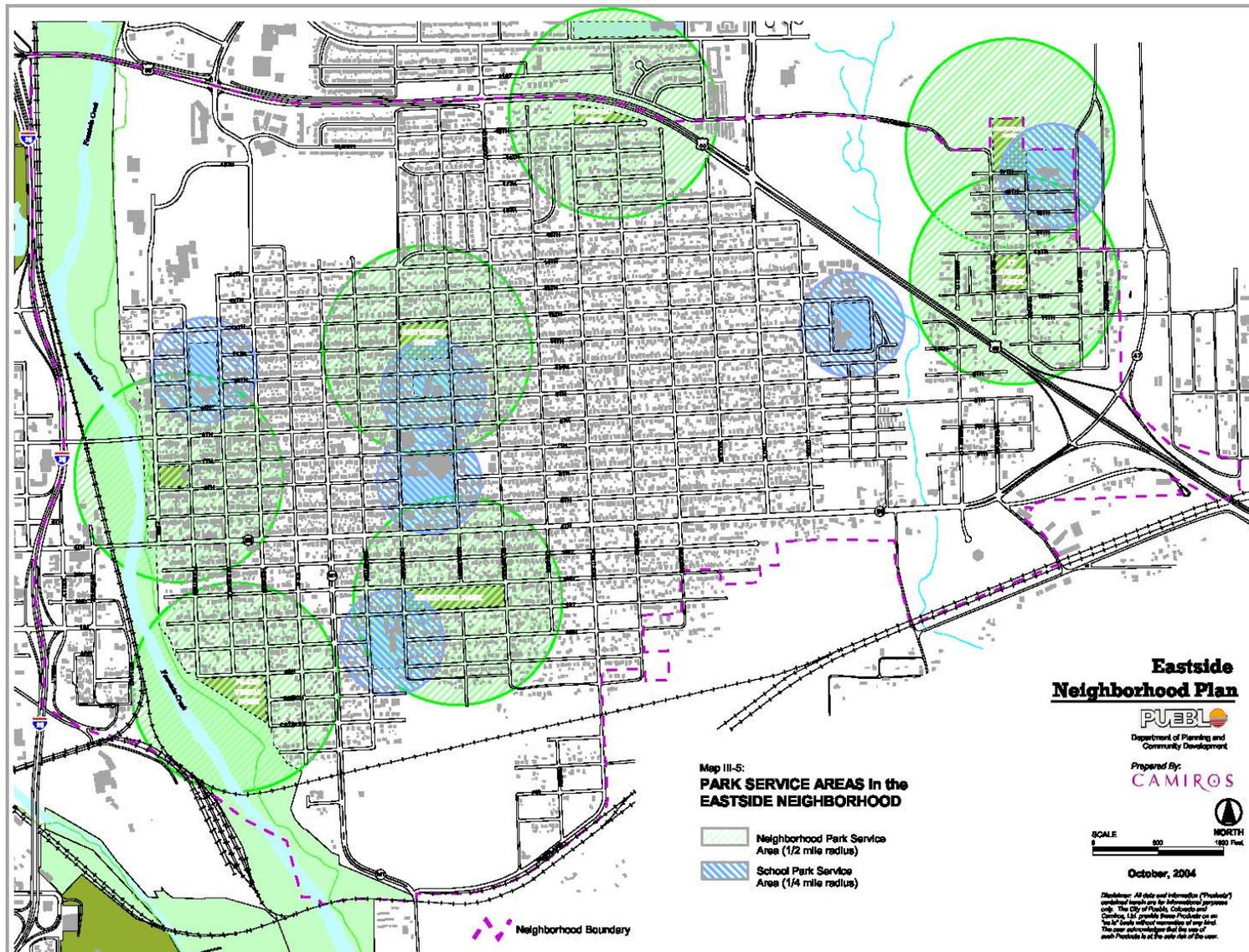
All of the Eastside Neighborhood is zoned. Many of the areas shown for commercial uses that are interior to the neighborhood have been converted to residential uses. Map III-4 shows the pattern of zoning in the Eastside.

G. Park and Recreation Services and Facilities

On a statistical basis the park resources available to Eastside residents, exceed both the National Recreation and Park Association recommended minimums as well as the City of Pueblo averages. Furthermore, the basic facilities provided in the Eastside parks

exceed the Pueblo average service standards and the NRPA standards in all areas except tennis courts and baseball fields. While the amount of land for park use exceeds local and national standards, the distribution of parkland in the community does not. Map III-5 illustrates the service radius of existing parks in the area. A one-half mile diameter surrounding neighborhood parks is a commonly accepted standard for walking to the facility and a one-quarter mile diameter is used for the school parks in the neighborhood. The map illustrates the voids in the service area where sections in the community are outside the walking distance to a park. Also when the conditions of the parks and related facilities are taken into consideration the favorable ratios of park space to





people will decline. The following is a brief description of the park amenities in the neighborhood.

Mitchell Park

One of the city's older and visually charming parks, this 7.6-acre park includes a playground, a partial basketball court, a tennis court and a swimming pool with bathhouse and wading pool. The park is used a great deal as it is the center of the north end of the Eastside Neighborhood. Graffiti is a problem, and there are no park toilets other than those available at the bathhouse, which needs major renovation.

Bradford Park

Bradford Park is another older, but very pleasant, 7.7 acre park immediately northeast of Bradford School. As Mitchell Park is central to the north end of the Eastside Neighborhood, Bradford Park is central to the south end. It contains a playground in good condition, four lighted basketball courts, one softball field with backstop, a lighted soccer field with running track and ample passive park ground. There is a handicapped accessible walk to the playground, but no other walks at either the perimeter or through the park.

Plaza Verde

This 6.5-acre site includes a playground, one lighted basketball court, three handball courts, a lighted tennis court, a good



Plaza Verde Park is adjacent to the Fountain Creek Trail

racquetball court and a miniature amphitheater area. The turf is lush but weedy and there are beautiful old trees throughout the park that are in generally good condition. The park is connected to the Fountain Creek Trail but the connection needs improvements. One of the areas of greatest concern is the area of the miniature amphitheater, which is in a state of serious disrepair.

St. Anne's Park

St. Anne's Park is a small 3.5-acre park adjacent to St. Anne's Church. It includes a pavilion shelter, a softball field with dugouts, lights, scoreboard, press box and a few bleachers. There is a fairly

new small playground along with some older swings and park toilet facilities on the site.

Portland Park

Located at the far north side of the Eastside Neighborhood, this 3.0 park backs up to Highway 50. Facilities include one small basketball court, one tennis court, and a playground with older equipment.

Eastwood Park

Eastwood is a newer 6.15-acre park immediately adjacent to Eva Baca School and School Park. There is a new playground with two barbecue grills.

School Parks

Eva Baca School Park

Adjoining Eastwood Park this 5.51 acre School Park contains one basketball court, one practice softball field, and a playground. There are also two tennis courts in poor repair and without nets. While some of the playground equipment is new, much of the equipment is old.

Bradford School Park Playground

This small, 1.8 acre School Park contains a small softball field with overlapping soccer field and a playground with new equipment.

Fountain School Park

At 3.3 acres the Fountain School Park is larger than most, and contains two softball fields and one soccer field that overlap and run together.



St. Anne's Park ball field is heavily used.

Risley School Park

The two softball fields at this Middle School are currently being improved. The track, which surrounds the football field, is in generally good condition. There are two full, and one partial basketball court, all of which are in good condition.

Spann School Park

The Spann School Park contains a new playground, a softball field with lights and a press box and a practice ball field.

Parkview School Playground

This small 1.43-acre School Park contains an old wood type playground structure, and one full, and two partial basketball courts. On the eastside of the school there are additional basketball courts and a softball field with backstop.

Other Park Resources

El Centro De Quinto Sol Community Center and Park

The 2.2-acre site adjacent to the El Centro De Quinto Sol Community Center hosts numerous facilities, including three basketball courts, a new playground, and a new shelter structure. There are also three old, and apparently unused, shuffleboard courts.

8th Street Trail Head

This little 2-acre park is the principal connection to the Fountain Creek Trail for this part of the city. There are a number of small shelters with picnic tables and a toilet facility.

Recreation Resources

There is one existing public recreation center, the El Centro De Quinto Sol Community Center, and one private non-profit community center, La Gente Community Center in the Eastwood Heights Neighborhood area, along with the city run and maintained swimming pool located in Mitchell Park. The Pueblo Parks and Recreation Department runs approximately 46 recreation programs

throughout the year which are housed at the El Centro De Quinto Sol Community Center, Mitchell Park Pool and a number of School District 60 school facilities. The programs at El Centro De Quinto Sol Community Center include after-school programs, adult and youth crafts programs, adult and youth basketball, and a wide variety of indoor game programs. At Mitchell Park Pool, the Department operates a variety of swimming programs from June through August. The Department also operates both summer and winter open recreation programs at Parkview Elementary; Fall/Winter Water Aerobics and Fall/Winter Recreational Swimming at East High School; youth softball and youth football at St. Anne's field; outdoor basketball at both Mitchell and Bradford Parks; and Tennis at Mitchell Park and East High School. For a complete list of the recreation programs refer to the Appendix.

H. Historic Resources

A reconnaissance level windshield survey was conducted in the Eastside Neighborhood in order to identify historic preservation opportunities. The survey identified 19 structures suitable for consideration as local landmarks including 4 churches and 15 residential buildings. The following are candidates for designation as local individual landmarks:

Churches

St. Leander Church, Rectory and School, 1738 E. 6th Street
Bethel United Methodist Church and School, 1201 E. 7th Street

Landmark Church, 1801 8th Street, 1801 E. 8th Street
Bethel Pentecostal Holiness Church, 1127 E. 4th Street

Residences

1029 E. 5th Street
1026 E. 7th Street
1126 E. 7th Street
924 E. 8th Street
1431 E. 8th Street
1507 E. 8th Street
908 E. 8th Street
909 E. 8th Street
1220 E. 8th Street
1209 E. 8th Street
1105/1107 E. 5th Street
1001 E. 6th Street
1335 E. 8th Street
1622 E. 9th Street
904 E. 10th Street

Also the survey identified 110 Craftsman Style homes that are representative of a distinct architectural style.

The “Craftsman Style” is an outgrowth of the Arts and Crafts movement in America between 1901 and 1916. During that time one of the leaders of the movement was Gustav Stickley who published a magazine titled “The Craftsman”. He frequently applied the term Craftsman Style to many topics including the decorative arts and the interior and exterior design of homes. His magazine influenced the design of cabinetry, fabrics, metal work, building materials, gardens and various types of homes. In time, the name Craftsman took on a life of its own and became the common label for the design style of many homes throughout America. Its design sources are found in



A typical Craftsman Style home found in the Eastside Neighborhood

traditional Japanese wood construction and the American Shingle and Stick styles of the nineteenth century. Closely associated with the Mission Style of California and the Prairie Style of the Midwest, the Craftsman style of construction influenced many builders and architects throughout America. The style and the philosophy behind the style would even come to influence a young Chicago architect, Frank Lloyd Wright.

Additional research would also identify if these Craftsman Style homes come from the Sears Roebuck collection of precut homes that were manufactured and sold throughout the country from 1906 to 1940. If some or all of these homes are Craftsman homes then the collection may meet criteria 2b in the Pueblo Preservation Code



St. Oleander's Church is viewed as being eligible for designation as a historic landmark.

as being “special architectural, engineering or aesthetic interest which portrays the environment in an era of history characterized by a distinctive architectural style.” This collection is dispersed throughout the neighborhood and not sufficiently concentrated to permit for a traditional district designation. The location of these homes and those identified as potential local landmarks are shown in Map III-6: Candidate Historic Resources. A separate document containing a photograph and other information about each building is available at the Pueblo Department of Community Development.

I. Transportation

Relatively few north-south and east-west arterial streets serve the Eastside Neighborhood. Currently, 4th Street (State Highway 96) serves as the major east-west arterial connecting Pueblo's downtown with the Pueblo Municipal Airport and the airport business park. Also, US Highway 50B is a limited access expressway connecting I-25 and Pueblo Memorial Airport in a northwest to southeast direction on the northern end of the neighborhood.

The north-south arterial street system consists of Joplin Avenue, which is State Highway SH 227 starting at 4th Street and extending to the south. Other north-south roadways of significance in the neighborhood are Hudson, Norwood, Portland and Troy Avenues. Troy Avenue is the only street with any north-south continuity and connects the Eastside with CSU-Pueblo.

The grid system of streets in the neighborhood provides for excellent local access to individual homes and businesses. The existing roadway classification system, transit routes and trail system are illustrated on Map III-7: Existing Transportation System.

Public Transportation

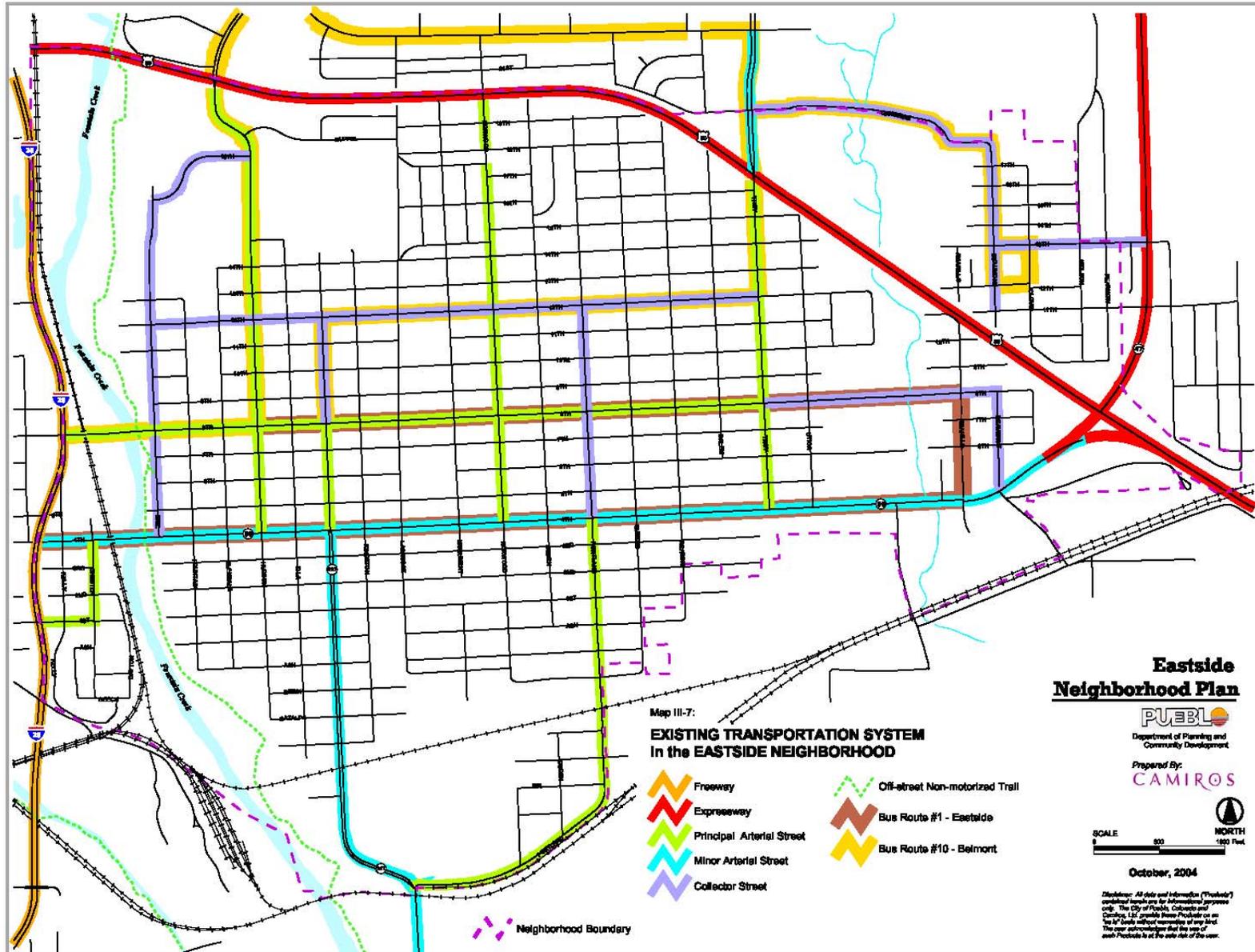
Public transportation is available through Pueblo Transit. Public transit service in Pueblo is based on a radial configuration, wherein



all routes serving the city circulate to a central point, the transit center at 2nd Street and Grand Avenue in downtown. Cross-town travel requires a trip to transit center, then transferring to a route to another part of the community. The routes serving the Eastside Neighborhood include the following: *Route 1—Eastside* is outbound along 4th Street to Amarillo Ave. and then returns on 8th Street to the Downtown Transit Center, and: *Route 10—Belmont* serves the Eastwood Heights section of the neighborhood—the route winds its way along Troy Avenue, 12th and 8th Streets and eventually returns to the Downtown Transit Center.

Non-motorized Travel

Non-motorized travel is provided via a network of off-street trails and on-street pedestrian and bicycle routes. The existing Fountain Creek Trail provides access to Runyon Lake on the south and into Downtown Pueblo via the Historic Arkansas River Project (HARP). Also the Fountain Creek Trail extends northward to the Pueblo Mall. There are three trailheads along Fountain Creek in the Eastside Neighborhood.



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IV. A PLAN FOR THE EASTSIDE NEIGHBORHOOD

The existing situation in the Eastside Neighborhood presented in the previous chapter suggests that the Eastside Neighborhood is in for little in the way of large-scale development changes. Most changes are expected to be oriented towards satisfying the needs for quality-of-life improvement programs. The relatively small amount of vacant land in this neighborhood of the City will provide relatively few opportunities for new housing. The larger opportunities will occur with redevelopment of the few larger tracts of land, which are recommended to develop into a mix of housing and commercial uses. One of the key components of the future of the area is to integrate, as much as possible, all new construction that should be designed to respect and reflect the history of the Eastside community. The challenge is to organize a program to guide the future of the Eastside Neighborhood in a manner that builds upon its strengths and organizes the resources and efforts of the residents and government to realize a common vision.

Such a vision has evolved through the planning process coordinated by the City of Pueblo's Community Development Department that simply states that:

“Eastside Pueblo desires to establish a reputation as neighborhoods of affordable and safe residences which will instill community pride into a more liveable environment.”

To achieve this vision it is critical to develop a set of coordinated strategies and projects that work to achieve key objectives:

- Increase community participation in addressing neighborhood issues.
- Build upon existing community advantages of access to shopping and employment and affordable housing.
- Improve the physical image of the Eastside.
- Increase access to commercial goods and services available within the neighborhood.
- Improve health care systems in the Eastside.
- Coordinate the provision of recreational activities among the community centers in the Eastside.
- Maintain and strengthen the stability of the neighborhood through encouraging increased homeownership.

Eastside Neighborhood Plan Map

The Neighborhood Plan Map is intended to provide land use policy guidance and creates an overall functional framework for the Eastside Neighborhood. The plan illustrates broad land use relationships and the major elements of the proposed street system. All of the use categories within the neighborhood reflect a mix of

uses, rather than rigid categories. A description of the land use categories is provided below. Abbreviations in the parenthesis refer to the plan map designations.

Parks (P)

Parks are considered to be publicly owned and managed developed parkland used for active recreational activities such as ballfields and playgrounds for persons of all ages, as well as for more passive recreational activities such as picnicking.

Open Space – (OS)

Open space is land owned or leased by the City or land dedicated as open space through the development review process. Open space lands may or may not have been stabilized with vegetative cover, are free from most structures, and are not used for drives, parking or storage. Their functions include protection of ecological values, floodplains, viewsheds or recreation. Public open space can be used for hiking, picnicking and other non-intensive outdoor recreation.

Urban Residential Infill – (URI)

This type of residential development applies to the developed portions of the original sections of neighborhoods that were built on a lot-by-lot basis. On some of the original platted lots, dwellings were never built, or the structures that were built have deteriorated and been torn down. The result is scattered sites for individual homes. In some cases as much as a half of a block is vacant. Construction

of housing compatible with the size and scale of adjacent properties is proposed for the vacant lots.

Mobile Home Parks – (MHP)

Mobile home parks consist of areas of medium density providing for single-family manufactured homes located on individually owned lots. No more than one (1) mobile home with a maximum size of 650 square feet, along with approved accessory buildings, is permitted on each platted lot. Homes must comply with the Colorado State Housing Board's Factory Built Housing Construction Code.

Mixed Use – Multi-family Residential – (MF)

Multiple family housing complexes includes townhomes, rowhouses and apartment buildings at a density of 8 to 12 units per acre. Dwelling units would be available for occupancy as rental or in condominium ownership. Development of sites should have appropriate buffers and setbacks to maintain reasonable compatibility with adjacent lower density development. Included would be a mix of complementary uses including neighborhood commercial.

Mixed Use – Highway Commercial – (HC)

Highway commercial businesses are those that typically serve a citywide or regional market, generate significant traffic volumes and desire the visibility afforded by heavily traveled roads. Typical highway commercial uses are automobile dealers, home furnishing stores, discount stores, fast food and sit-down restaurants and

apparel stores. While the primary focus of these areas is retail sales and personal services, some office space is intermixed.

Mixed Use – Small Commercial - (SC)

Small commercial areas are areas appropriate for neighborhood businesses that sell convenience goods (foods, drugs and sundries) and provide personal services (laundry and dry-cleaning, hair care, etc.) for the day-to-day living needs of nearby residents. This land use category also applies to small office uses providing medical, legal and financial services to residents in the larger quadrant of the city. The businesses are oriented to pedestrian access but vehicle parking for customers and service deliveries would be provided.

Employment Center – Light Industry – (LI)

Light industrial uses include manufacturing, assembling and research and development. These types of uses should be located within planned industrial parks and will offer some commercial and office services.

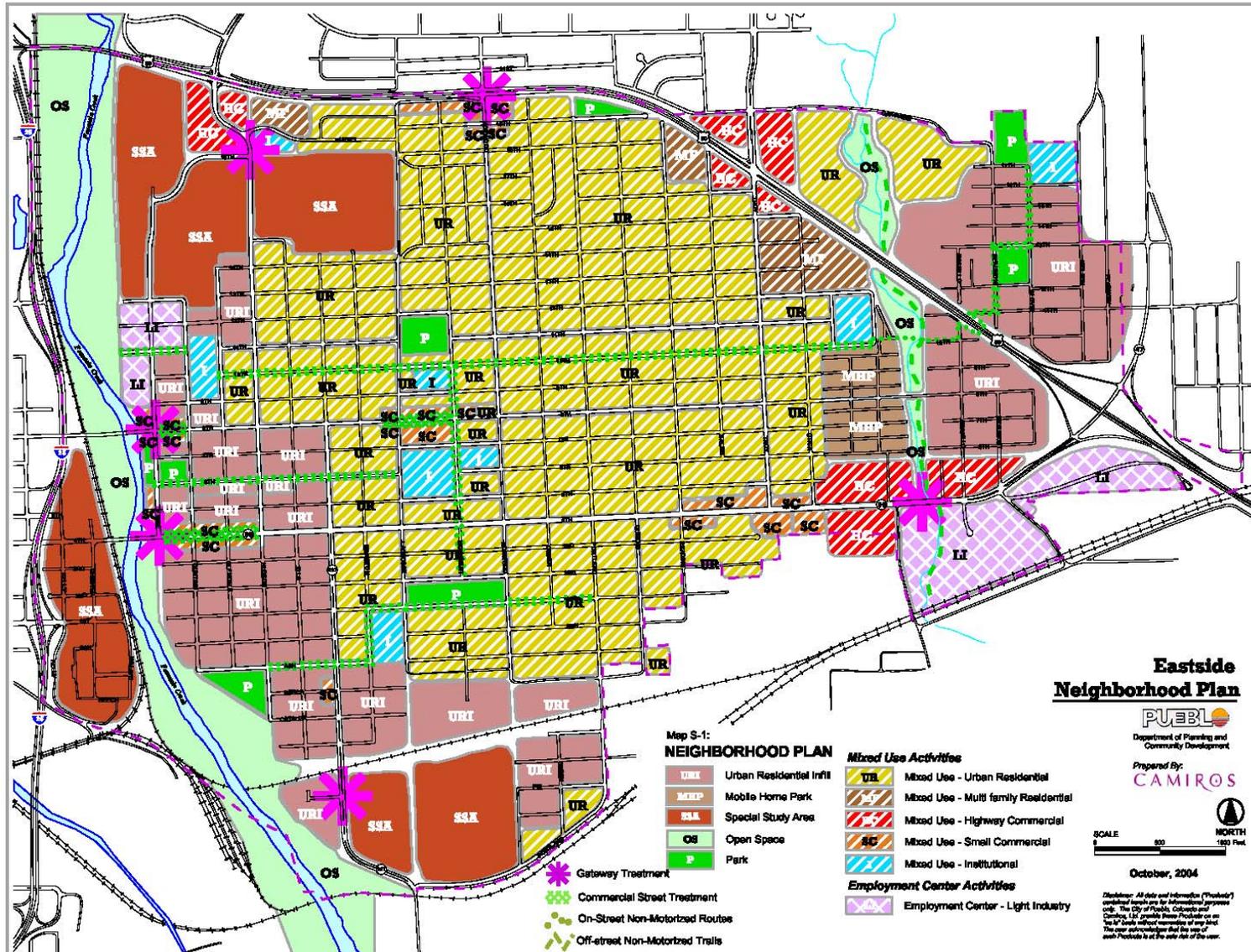
Mixed Use – Institutional – (I)

Institutional mixed use is a category that includes public and semi-public uses such as hospitals, governmental complexes, high schools, cemeteries, etc. Also included are support uses for such

activities as medical offices, lodging and restaurants. The intention of this category is to allow institutions room to expand while preventing unwanted encroachment into neighborhoods. Site design that ensures site compatibility with adjacent development is critical with this category of land use. Zoning to allow such institutional uses should generally be applied to an area only upon the request of an institutional landowner.

Special Study Area – (SSA)

Special study areas are areas where there appear to be multiple possibilities for development as well as significant care to be taken with development. Neighborhood plans may designate Special Study Areas for certain classes of use. They are typically located on undeveloped lands in strategic locations that suggest the need for careful, location-specific plans for infrastructure and private development. These areas should be developed through Master Development Plans created by the developer.



Transportation Plan

There are no major changes anticipated for the near term to the access patterns through the Eastside Neighborhood. The Pueblo Regional Corridor Preservation Plan has identified US 50B as an expressway connecting I-25 and Pueblo Memorial Airport and 4th Street as the major east-west arterial. Joplin Avenue as it becomes SH 227 is the only north-south major arterial street designated in the plan. Other roadways of significance in the neighborhood are Hudson, Norwood, Portland and Troy Avenues in a north-south direction and 8th Street in the east-west direction.

Three possible changes are under discussion for the long term in the area: 1) realignment of State Highway 227 (Joplin Avenue) as it passes under the railroad viaduct westerly and adjacent to the Fountain Creek Trail to connect with Erie Avenue and eventually align with Dillon Drive. This realignment would provide access to the Pueblo Mall area and the big box retailers at Eagleridge Drive; 2) the reclassification of US 50B to a lower functioning roadway if US 47 is extended eastward to connect with US 50; and 3) with the reconstruction of I-25 as the New Pueblo Freeway, the possibility of another crossing of Fountain Creek at 1st Street.

Non-motorized Transportation

Non-motorized travel is provided via a network of off-street trails and on-street pedestrian and bicycle routes. The existing Fountain Creek Trail provides access to Runyon Lake on the south and into Downtown Pueblo via the Historic Arkansas River Project (HARP).

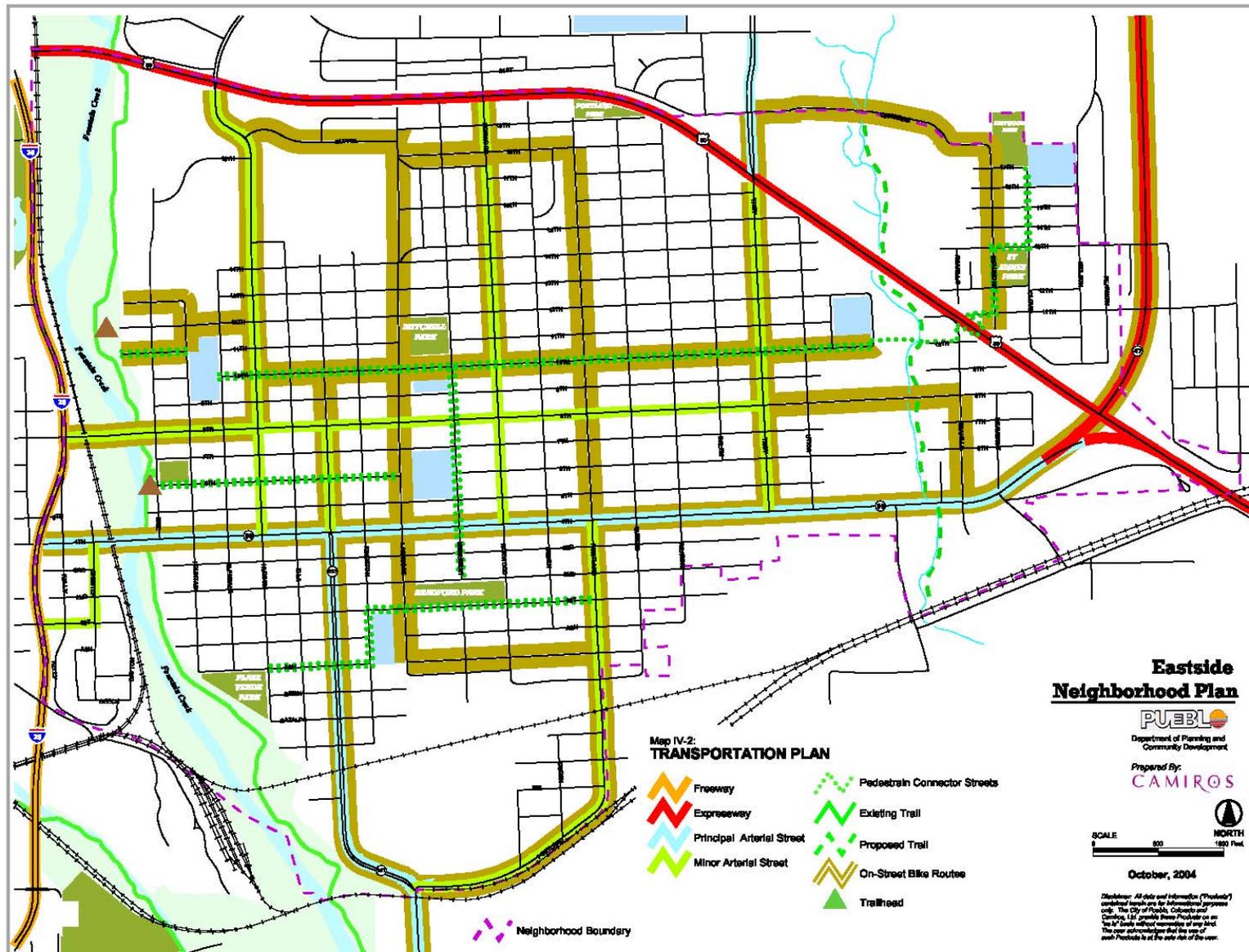
Also the Fountain Creek Trail extends northward to the Pueblo Mall. The long range plan is to extend the Arkansas River Trail, which is out of the neighborhood study area eastward, to provide a designation for a connection with the proposed Dry Creek Trail in the Eastwood Heights Neighborhood.

The on-street system proposed is part of a “pedestrian connection” scheme designed to connect parks, schools and shopping facilities in the neighborhood. The pedestrian oriented streets would also serve as bike routes throughout the neighborhood. This concept is described further in Strategy B-5 in the next section of the plan report.

Public Transportation

There are no anticipated changes to transit routes in the near future. The draft PACOG 2030 Transportation Plan recommends increasing efficiency by establishing a series of neighborhood circulators, connected to the downtown transit station via simultaneous transfers. For the East Side, this would mean that a rider could travel from 8th and Hudson to Belmont and C.S.U.—Pueblo without going downtown first. This proposal was well-received by neighborhood residents, but implementation of the change will not occur quickly.

These broad actions and a host of related projects are further outlined and discussed in terms of strategic initiatives that organize the details of this plan. These initiatives are outlined in the following chapter.



V. STRATEGIES TO IMPLEMENT THE PLAN

The vision and plan for the Eastside Neighborhood can be achieved through actions in a number of strategic initiative areas: Quality of Life, Parks and Open Space, Neighborhood Identity, Housing, Historic Preservation, Commercial/Industrial and Economic Opportunity. Each of these strategy areas addresses not only the physical growth of the Eastside Neighborhood, but also the more intangible aspects of neighborhood revitalization and expansion: re-establishing a community identity, re-building community pride, effectively investing the “human capital” of the neighborhood, and fostering economic development.

A. THE QUALITY OF LIFE INITIATIVE

The Quality of Life strategies described below touch upon the often intangible aspects of community building which create a positive image for the area and its residents. These include: building a shared sense of community pride and concern; increasing opportunities for social interaction and community involvement; leveraging individual efforts by working together with a common purpose; and improving the physical condition of the public realm.

A1: Strengthen and aggressively enforce health and land use codes.

The City of Pueblo has made great strides recently in stepping up enforcement of health and land use codes throughout the community, and these efforts should continue. The key to the success of these efforts will be aggressive follow-up, so that some property owners who are repeat offenders cannot continue to allow their buildings to deteriorate. Codes should be strengthened to include, at a minimum, requiring adequate garbage containment for multi-tenant properties, restricting outdoor storage in residential areas and eliminating vehicle parking, storage and maintenance in front yards. The neighborhood must assist the City in identification and follow-up of problems in order to make lasting progress.

A2: Install night lighting improvements at crime hot spots.

A program should be initiated to identify areas needing increased nighttime lighting for resident security. In these areas, CDBG or other funding sources should be used to provide motion-sensor lights to residents for installation in rear yards and near alleys, to supplement existing streetlights.

A3: Increase neighborhood-based crime prevention and police presence.

Important crime prevention measures include police bike and foot patrols, facilitating the sharing of information about recent crime activity with neighborhood leaders, and establishing mechanisms for anonymous reporting of drug-related criminal activity to the police. The Pueblo Police Department should provide frequent and highly visible visits by law enforcement personnel to areas identified as

recurring crime areas. Additionally a police satellite facility should be placed in the vicinity 8th Street and LaCrosse, which may be part of the recommended neighborhood commercial development proposed for the area.

A4: The Eastside Neighborhood Association as a Sustainable Neighborhood Partnership

The lack of formal or informal organizations that represent the Eastside overall may contribute to the weakness of the neighborhood in terms of securing public or private reinvestment. A neighborhood needs committed advocates, especially a grassroots organization, to focus concerns on elements of neighborhood weakness, potential or needs. The Eastside Neighborhood Association (ENA) has the potential to fulfill this need. Most importantly, the partnership will allow Eastside Pueblo to speak in the political arena with a common voice and ensure that projects undertaken in the neighborhood build upon the overall vision for the community.

A5: Continue regular community meetings.

The Eastside Neighborhood Association (ENA) meetings should continue to serve as a clearinghouse of community information and should establish mechanisms for regular input and feedback on issues affecting the community. In addition to meeting, other means of communication should be examined including a website, suggestion boxes at area churches and schools, and hosting regular forums to discuss issues potentially impacting the Eastside.

A6: Establish a locally oriented publication or newspaper column.

The ENA could share information with member groups and area residents and business owners through either a dedicated newsletter or a regular column in a general circulation newspaper. The publication or column could alert the neighborhood about current planning issues, publicize opportunities for community involvement, recognize volunteers and financial supporters, and announce upcoming events.

A7: Organize and promote community activities and events.

The ENA should host events designed to bring various stakeholder groups in the community together and foster interaction. Residents have called for more local recreational opportunities for families, such as skating parties, park gatherings and neighborhood events. Events that educate about, and celebrate the history of the Eastside will help to draw people together by establishing a common interest in the community and its welfare. Larger events, such as a music festival or heritage celebration fair, might also draw others into the Eastside Neighborhood, increasing neighborhood exposure and breaking through negative perceptions about the area.

B. THE PARK and OPEN SPACE INITIATIVE

The vision is to create park spaces that are attractive, well equipped and green, and to attract neighborhood involvement through high-quality programming and collaboration among parks, schools and

residents. All of the parks in the neighborhood are in some need of improvements, maintenance or restoration. Suggestions include the following;

B1: Mitchell Park

New amenities; park benches, trash cans, trail through the park, new picnic tables, converting the existing tennis court to a basketball court. Restoration activities to improve existing conditions in the park include pool and bathhouse restoration, replacing playground equipment and irrigation equipment, restoring turf, overlay the parking area, pruning trees and ADA audit improvements.

B2: Bradford Park

Recommended new amenities for the park include park benches, trashcans and picnic tables. Suggested restoration activities include replacing irrigation equipment, restoring turf, replace field lighting, and pruning dead wood from trees. Sidewalks should be constructed around the entire park.

B3: Dry Creek Arroyo

Develop Dry Creek Arroyo as open space and trail connection to Arkansas River trail system to the south and CSU-Pueblo to the north. A neighborhood park site at the 8th Street Bridge will provide an important trailhead and neighborhood gathering point.

B4: Skate Park

Examine the feasibility of construction of a skate park by establishing site criteria for a skate park, searching for sites, preparing a plan for the site and estimating costs.

B5: Establish Pedestrian Linkages Throughout the Eastside Neighborhood

Connect schools, parks and neighborhood businesses through a system of enhanced street improvements such as continuous sidewalks, crosswalk warnings and street trees. The candidate streets were selected because they have a combination of lower level of vehicular traffic, are a street which connects facilities and amenities in the neighborhood and have some measure of pedestrian friendliness, that is are tree-lined and have a continuous sidewalk.

The following corridors have been identified as streets that provide for a linkage system in the neighborhood:

- The major east-west corridor is along 10th Street and extends from the pedestrian bridge over Highway 50 on the east to Fountain School on the west. This corridor links up Spann School, Parkview School, Mitchell Park and Fountain School. The suggested alignment requires a pedestrian crossing over Dry Creek Arroyo.
- The far eastern portion of the neighborhood would link Eva Baca school and park and St. Anne's Park with the pedestrian bridge over Highway 50. The suggested route

would be along Clovis Street to 13th Street, then on Beaumont Ave to 14th Street to connect with the pedestrian overpass.

- The major north-south pedestrian linkage is along LaCrosse Avenue. The major facilities that would be connected along this route include Mitchell Park, the neighborhood commercial activities found at 8th Street, Risley Middle School, Bradford Park and Bradford School. During the neighborhood review there was discussion about the possibility of using Monument Avenue instead of LaCrosse Avenue as the major north-south linkage.
- There are a number of shorter links designed to connect the neighborhood to the Fountain Creek trail and other community facilities. These include: a link along 11th Street between Fountain School and the Fountain Creek trailhead; a 6th Street linkage between Risley Middle School and the El Centro De Quinto Sol Community Center that is across the street from another Fountain Creek trailhead; Ash Street which links Bradford School with Plaza Verde Park and the adjacent Fountain Creek trail; and, a 1st Street link from Portland Avenue to Bradford Park.

The designated pedestrian linkages are also identified in the Eastside Neighborhood plan map in the previous chapter.

C. THE NEIGHBORHOOD IDENTITY INITIATIVE

The vision is to build up the Eastside's identity and promote it so that neighbors in other communities and across the City will know the area as the Eastside Neighborhood.

C1: Gateway Features

Locate gateway features at the following locations: 4th Street and Erie Avenue; 8th Street and Erie Avenue; 18th Street and Hudson Avenue; 4th Street and Dry Creek Arroyo, and; Joplin Avenue south of the railroad underpass. A neighborhood competition could be held to suggest a theme for gateway identification and with the assistance of a local artist or fabricator the feature could be constructed.

Smaller versions of the identity marker could be installed at other intersections and at parks throughout the neighborhood.

C2: Eastside Identification

Pursue official city designation of the Eastside name for the overall community and possibly for the sub-areas identified earlier. The Eastside name should be used consistently to describe the area from Fountain Creek to State Highway 47 and from Highway US 50B to the southern City Limits, and work with officials of the City of Pueblo to create official designation of the Eastside name. Local businesses and housing developers should be encouraged to use the name in brochures and advertisements.

C3: Improve the Level of Service in the Neighborhood

The level of public services in the area significantly impacts the quality of residential areas. The City of Pueblo should ensure that a consistent effort is made to address issues of daily concern to Eastside residents such as sidewalk trip hazard repair, street sweeping, and mowing and litter clearance in public parks. To the extent possible, some of the tasks needing to be addressed are seasonal, and might offer opportunities for summer hiring of neighborhood youth to augment City staff efforts.

D. THE HOUSING INITIATIVE

The Eastside desires to become a balanced mixed-income community that welcomes new residents without displacing those already in the neighborhood. A mixed-income community is healthier because it reduces economic segregation, attracts retail development and motivates lower-income families to improve their living conditions

D1: Develop “Infill” housing projects on scattered sites.

Vacant lots and dilapidated structures occur throughout the lower Eastside neighborhood, particularly in the area south of 4th Street and west of Joplin Avenue. A number of vacant lots also appear in the Eastwood and Eastwood Heights areas. New housing should be constructed on vacant lots and lots made vacant by the demolition of dilapidated structures. This lot-by-lot new construction should offer at least “one-for-one” replacement of units lost to demolition. The

efforts of all housing organizations engaged in this activity should be coordinated through the ENA so that areas identified as having multiple opportunities for infill development are addressed in a coordinated manner, and the efforts of each group can positively impact the efforts of others by achieving a “critical mass” of new housing activity in key areas. Equally important to the quality of the neighborhood is ensuring that new housing is contextual in scale, design and construction quality, so that it blends seamlessly with existing housing and encourages the appropriate rehabilitation of solid existing homes.

D2: Larger vacant land opportunities in the Walters Brewery Area and the Summit brickyard should be considered as redevelopment sites that incorporate housing for mixed-income residents.

Work with developers to create new market-rate and affordable housing. Developers should be asked to create housing that is compatible with the neighborhood and serves a range of income levels, including higher-income households. When possible, new developments should include a percentage of affordable units.

D3: Undertake housing rehabilitation and develop new infill housing by applying the building design and landscape standards as applicable from the Charter Neighborhood Conservation District Program.

During 2003, the City has been researching and preparing a Conservation District Overlay Zone ordinance. The zoning

ordinance modifications proposed in this project would serve to maintain and enhance desirable characteristics found in traditional neighborhoods. These characteristics include maintaining a diversity of housing types on a variety of lot sizes; and tree-lined streets with sidewalks, alleys, neighborhood parks, and a mix of uses within the residential fabric. Developments would be characterized by affordability and walkability. To accomplish these goals the proposed overlay zone addresses the following major issues:

- Developing appropriate new development standards to achieve compatibility with existing traditional development. Development standards examined in the overlay zone address front, back, and side yard setbacks; carports; lot coverage requirements; expansions and retrofits, especially regarding porches, entries, and garages; and the interface between residential and industrial.
- Ensuring that non-residential uses in residential areas are compatible. Use mix issues include appropriate corner commercial properties in residential zones; commercial uses with residential above; uses above garages; and accessory structures.
- Minimizing nonconforming uses. The standards specify acceptable commercial uses in residential zones, multi-family developments; secondary unit (granny flat) standards;

and home offices. Flexible standards in working with 25' lots are delineated.

- Developing appropriate parking, signage, fencing, and landscaping provisions. Neighborhood parking formulas, alley use, and parking requirement waivers are addressed. Landscaping and fencing requirements are expanded in commercial zones.

It is anticipated that the overlay zone district ordinance and design guidelines will be proposed and adopted in 2004. As the ordinance moves forward, the real estate development community will be brought into the discussion to assure the viability of the ordinance in encouraging new commercial development, housing rehabilitation and appropriate infill projects.

E. THE HISTORIC PRESERVATION INITIATIVE

The Pueblo Historic Preservation Commission (HPC) is expected to take the lead in pursuing individual landmark designation status and other activities associated with preserving the historic resources of the Eastside Neighborhood.

E1: Individual Building Nominations

The Historic Preservation Commission (HPC) should undertake the following steps to pursue local landmark designation for the 19

candidate structures identified in section III-H, Historic Resources of this plan.

- The owners should be contacted to determine the level of interest in and consent to pursue landmark designation. A lead volunteer researcher can be assigned to coordinate preparation of the landmark application.
- Evaluation of the architectural significance of potential landmark structures should be undertaken.
- Research on historical and cultural significance of the property must be acquired.
- If the property appears to be eligible for local designation the owner's consent to designate should be acquired.
- The Pueblo Application for Landmark Designation is then submitted to the Pueblo Historic Preservation Commission for consideration.

E2: Research a Historic District Designation

The HPC should conduct preliminary research to determine if there are any opportunities to create a district consisting of the Craftsman style homes identified in the field inventory. This activity would consist of a number of steps:

- Research to determine if the structures identified are in fact from the Sears Roebuck & Company precut collection offered by catalogue between 1906 and 1940.
- Meet with the Local Government Liaison of the Colorado Historical Society to explore designation strategies for the

collection of Craftsman Style homes. Two options may exist: a theme nomination which is used in some National Register districts, and a so-called "chocolate chip cookie" designation utilized by the City of Denver in the creation of a downtown district. The latter approach is one whereby willing property owners are identified and a loosely defined, non-contiguous district is formed.

- Pursue local district designation.
- Explore restoration grant opportunities with the Colorado State Historic Fund.

E3: Develop a Neighborhood History

During the conduct of the inventory of candidate structures it was observed that many buildings appear to have been altered to the extent that their architectural integrity has been lost. However, research into the history of the neighborhood that would establish a period of significant social or economic activity may cause the altered buildings to be viewed differently. The settlement patterns of the area, significant events or developments and immigration of various ethnic groups may determine the historical significance of an area or portion of the neighborhood based on the cultural significance rather than the condition of the buildings. The Colorado State Historic Fund should be contacted to determine the funding opportunities for a neighborhood history.

F. THE COMMERCIAL and INDUSTRIAL INITIATIVE

It is desired that the Eastside will become a community where businesses continue to develop and thrive, where entrepreneurs establish businesses and where a wide range of retail services are offered. The presence of businesses not only contributes to the economic welfare of the neighborhood but also the City of Pueblo as a whole. The strategies outlined in this section address the need to revitalize existing facilities, find opportunities to bring in new businesses, make physical improvements to the industrial areas, and connect Eastside residents to industrial job opportunities.

F1: Reinforce Neighborhood Commercial Centers

Designate the area in the vicinity of 4th Street, from Erie Avenue to Hudson Avenue as a neighborhood business center and create a pedestrian-oriented environment. Also expand and create a second neighborhood center around the Safeway store at 8th Street and LaCrosse Avenue by encouraging additional commercial activities at the east end of the block and on the north side of 8th Street. The intent is to provide for pedestrian access to immediate surrounding neighborhoods with some provision for automobile access and parking.

An additional component of the strategy for reinforcing the commercial centers in the neighborhood is an expectation that there would be a partnership between local businesses and the City of Pueblo to implement an improvement program. Such a program

would initially identify the most appropriate means of organization given the business mix and ownership character of each area. Also an assessment of the commitment and willingness of tenants to support and contribute to such a program would need to be undertaken. There are a few “strong” businesses in each of the areas but far more that are marginal. There are also some franchises present, but many more locally owned proprietorships. Each is a factor in the decision to embark on an improvement program that is paid for, in part by additional assessments to the properties benefiting from the program. Once there is a clear indication that the business interests and property owners agree to participate in such a program, then an Implementation Committee could be formed to explore a variety of means for organizing and implementing a program.

F2: Highway Commercial Activities

Take advantage of the vehicular traffic volumes, highway capacity and visibility along US 50B and the east end of 4th Street (State Highway 96) by designating highway business, employment and shopping opportunities along the frontage of these two roadways. It builds upon the existing development at the interchanges of US 50B with its clustering of auto-oriented businesses at the eastern end of the neighborhood.

G. THE ECONOMIC OPPORTUNITY INITIATIVE

The need for jobs and access to training was a major concern expressed in the neighborhood survey. The following are suggestions to follow up on those concerns:

G1: Develop an Eastside Job Resource Center

The mission of such a center would be to design strategies to help local residents take advantage of employment opportunities in and beyond the Eastside Neighborhood. The center would provide long-term pre and post-employment services to all residents regardless of income, gender, age, educational background or work history.

G2: Provide Opportunities for Entrepreneurship.

Encourage the creation of commercial spaces that would be affordable to small business owners rather than national chains. Shared space, technical assistance and joint marketing efforts could be offered to attract and support these businesses.

H. SELF SUFFICIENCY INITIATIVE

It is the desire of the Eastside Neighborhood Association to encourage and promote, to whatever extent possible actions that will permit individuals and families the ability to earn an income that will help them be self-sufficient. For most people, this need translates

into an opportunity to work. Many of the jobs are low paying and offer few, if any, benefits. As the Pueblo economy develops further, it needs to be concerned about the quality of its workforce.

Educational needs run the gamut. A basic education is necessary to be employable and to function in our complex society. In some cases basic literacy is needed. To qualify to work, people must be trained or retrained for jobs that are available in the community. Positive habits and discipline required in the work world must also be reinforced. To attract new industry a qualified workforce must be in place. Higher education is needed for the advanced technology and service jobs that are fueling the national economy.

Pueblo Community College is currently the source of this kind of job preparedness and warrants strong community support as it continues to carry out its mission in the face of a quickly changing global economy. ENA strongly supports the initiatives proposed in the Pueblo Community Human Investment Plan which include the following:

H1. Bolster and expand workplace literacy and workforce education programs. These address persistent reading, math and communication deficits among substantial segments of the community's workforce that keep large numbers of employees from advancing to higher-paying jobs.

H2. Encourage the expansion of the role of the Parent Teacher

Associations and the Site-based Committees. Representative school support groups would include parents that could undertake any number of very positive initiatives that may be difficult for the school district to accomplish alone. With the volunteer assistance of community professionals, a Parent/Student Review and Evaluation Team could design and implement systemic reforms that increase the number of students, especially disadvantaged and minority, who are academically prepared to access, enter, and succeed in postsecondary education. A Parent/Student Review and Evaluation component could accomplish this goal through the application of high standards, encouraging and supporting the professional development of teachers, the provision of support structures and education system realignment in the pursuit of advanced student achievement. This collaborative initiative should be a partnership between Parents and Students and the Greater Chamber of Commerce of Pueblo, The Latino Chamber of Commerce of Pueblo, Pueblo Public School Districts #60, Pueblo Community College and Colorado State University - Pueblo. .

H3. Establish a Jobs Clearinghouse via the Internet with a

Pueblo Jobs Home Page. Other public-access sites and radio stations should also provide information. Information links should list sites for training and tutoring programs. Access to information is key to keeping the Eastside's residents competitive and connected to each other and to services.

H4. Continue to support Colorado State University - Pueblo and Pueblo Community College,

with their efforts to find creative ways to serve the working, continuing education student. Their programs help integrate older persons back into school so they can gain the skills to stay current as productive members of the workforce. Encourage both entities to publicize the "Credits for Work Experience" component to help bring the working person back to education to either earn a first college degree or a graduate degree. Approach businesses to offer support and incentives for these endeavors. Opportunities for convenient life-long-learning are a hallmark of a high quality-of-life in a community. They are essential for personal development and economic opportunities to the fullest potential. Barriers to continuing education, such as childcare and transportation to places of learning and training, should also be eliminated as part of this initiative.

H5. Encourage the two Chambers of Commerce to combine the existing Business Roundtables into one.

The result would be one greater business roundtable of the fifteen largest city/county employers. Such a group might identify specific employment opportunities based on industry projections and develop training plans specifically for these slots. Support the establishment of a partnership between employers and the area educational institutions—the high schools, Pueblo Community College and Colorado State University—Pueblo to ensure the upcoming workforce has the required skills for those jobs.

H6. Develop a plan to “wire the community” in an effort to effectively facilitate citizen access to information sources. This system would build upon existing high speed services through local governments, libraries, schools, and other organizations in order to connect Eastsiders to sources inside and outside government through broadband internet access. Explore the opportunity to establish an entrepreneurial portal, where new businesses could have immediate and extensive access to high speed internet connections.

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VI. IMPLEMENTING THE PLAN

It is recognized that no single entity can carry out these strategies and related projects alone. Implementation of this ambitious plan will require the involvement of the City of Pueblo, a number of city agencies, other local groups, private businesses and local institutions. The role of the Eastside Neighborhood Association will be to encourage a community-wide effort to coordinate the efforts of interested parties, seeking investment from both within and beyond the Eastside community, and act as a rallying point for all in the community to get involved in the revitalization of the Eastside Neighborhood.

The “Implementation Work Program” on the following pages prioritizes the projects within each strategy area described in Chapter V: Strategies to Implement the Plan and suggests groups or entities that are targeted for leadership of each project.

The recommendations in the initiatives could also serve as a means to measure progress toward neighborhood improvement. The initiatives could be modified and adopted as benchmarks to indicate how the neighborhood is progressing toward achieving their goals.

Additionally, key next steps to be undertaken will include: encouraging the City of Pueblo to adopt aspects of the neighborhood plan as public policy, including the land use recommendations; and,

developing cost estimates for proposed capital improvements to facilitate their inclusion in the capital improvement plans of city agencies.

Table VI-1:
IMPLEMENTATION WORK PROGRAM

Strategy/Project	Priority/Time Frame			Organization
	Short Year 1	Medium Year 2-4	Long Year 5-10	
A. QUALITY OF LIFE				
A1: Strengthen and aggressively enforce health and sanitation codes.	●			City Code Enforcement-Police Dept., City/County Health Dept., Housing/Neighborhood Services
A2: Install night lighting improvements at crime hot spots.		●		City Police Dept., Private Providers
A3: Increase neighborhood-based crime prevention and police presence.		●		City Police Dept.
A 4: The Eastside Neighborhood as a Sustainable Neighborhood Partnership.	●			Eastside Neighborhood Association (ENA)
A5: Continue regular community meetings.	●			ENA
A6: Establish a locally oriented publication or newspaper column.	●			ENA, Pueblo Chieftain
A7: Organize and promote community activities and events.	●			City Community Development, School District #60, ENA
B. PARK AND OPEN SPACE				
B1: Mitchell Park	●			City Parks & Recreation
B2: Bradford Park	●			City Parks & Recreation
B3: Dry Creek Arroyo			●	City Community Development, City Parks & Recreation
B4: Skate Park		●		City Parks & Recreation, City Public Works, City Community Development, ENA
B5: Pedestrian linkages throughout the Eastside neighborhood.		●		City Land Use Administration, City Community Development.
C. NEIGHBORHOOD IDENTITY				
C1a: Gateway features.		●		a. ENA, Business Groups
C1b: Directional signage		●		b. City Public Works
C2: Eastside identification.		●		City Community Development, City Public Works, ENA
C3: Improve the level of citizen service in the Eastside Neighborhood.		●		City Public Works, City Housing & Neighborhood Service

Strategy/Project	Priority/Time Frame			Organization
	Short Year 1	Medium Year 2-4	Long Year 5-10	
D. HOUSING				
D.1: Develop "infill" housing projects on scattered sites.	●			Private Developers, City Housing & Neighborhood Services, City Community Development
D2: Vacant land opportunities at Walter's Brewery and Summit Brick...			●	Private Developers, City Housing & Neighborhood Services, City Community Development
D3: Rehabilitation and infill to apply standards from Charter Neighborhood	●			Private Developers, City Land Use Administration, City Community Development
E. HISTORIC PRESERVATION				
E1: Individual Building Nominations	●			Pueblo Historic Preservation Commission (HPC), City Community Development
E2: Research District designation.		●		HPC, City Community Development
E3: Develop a neighborhood history.		●		HPC, City Community Development
F. COMMERCIAL and INDUSTRIAL				
F1: Reinforce neighborhood commercial centers	●			Private Developers, City Land Use Administration, City Community Development
F2: Highway commercial activities		●		Private Developers, City Land Use Administration, City Community Development.
G. ECONOMIC OPPORTUNITY				
G1: Develop an Eastside Job Resource Center		●		Private Developers, PEDCO
G2: Provide opportunities for entrepreneurship.		●		Private Developers, PEDCO
H. SELF-SUFFICIENCY				
H1: Expand workforce literacy and workforce education programs	●			Pueblo Community College, CSU-Pueblo, Library District and District #60
H2: Expand role of Parent Teacher Associations/Parent Booster Groups	●			Pueblo Community College, CSU-Pueblo, District #60, Pueblo CC, Latino CC
H3: Establish Jobs Clearinghouse	●			Pueblo Community College, CSU-Pueblo, Pueblo CC and Latino CC
H4: Support CSU-Pueblo and PCC in programs for working student.	●			Pueblo Community College, CSU-Pueblo,
H5: Combine business roundtables of chamber of commerce programs.			●	Latino Chamber of Commerce, Pueblo Chamber of Commerce
H6: Wire the community			●	Private providers, Pueblo Community College, CSU-Pueblo, Library District and District #60

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VII. APPENDICES

A. Historic Resources

Appendix Table B. Candidates for Local and Individual Landmark Designation and Craftsmen Style Homes

B. Land Use Matrix

Appendix C describes the translation of land use categories used in the Pueblo Regional Development Plan, the Neighborhood Plans and current Zoning in the City of Pueblo.

C. Demographic Statistics (Available at the Department of Planning and Development Office)

Appendix Table A-1. General East Side Population and Housing Characteristics by Census Tract

Appendix Table A-2. General East Side Economic Characteristics by Census Tract

Appendix Table A-3. General East Side Housing Characteristics by Census Tract

Appendix Table A-4. General East Side Social Characteristics by Census Tract

Appendix Table A

CANDIDATES FOR LOCAL INDIVIDUAL LANDMARK DESIGNATION

Street Address	Parcel Schedule No.	Owner of Record	Owner City	Owner State
1127 E 4TH ST	431114013	PENTECOSTAL HOLINESS CHURCH	PUEBLO	CO
1029 E 5TH ST	431110014	SANTILLANES_EUGENE R J	PUEBLO	CO
1105-1107 E 5TH ST	431111010	HOWES JOE	PUEBLO	CO
1001 E 6TH ST	431103008	IBANEZ GEORGE C + ROSE M	PUEBLO	CO
1438 E 6TH ST	429336001	BISHOP OF PUEBLO	PUEBLO	CO
1026 E 7TH ST	431103001	MONTOYA PETER A + IRENE L	PUEBLO	CO
1126 E 7TH ST	431102001	SANCHEZ RANDY D + DENISE R	PUEBLO	CO
1201 E 7TH ST	430444009	BETHEL UNITED METHODIST CHURCH	PUEBLO	CO
1335 E 8TH ST	429325020	SHAUFLER TONEY	PUEBLO	CO
1431 E 8TH ST	429326015	FORSYTHE LEAH B + EULANI J	PUEBLO	CO
1507 E 8TH ST	429327011	GOMEZ ESTEBAN JULIAN	PUEBLO	CO
1801 E 8TH ST	429428008	APOSTOLIC ASSEMBLY OF THE	PUEBLO	CO
1622 E 9TH ST	429328004	HALEY MICHAEL J	PUEBLO	CO
904 E 10TH ST	430429007	BONATA ALEXANDER P TRUST	PUEBLO	CO
908 E 10TH ST	430429005	MILLESON LOIS	PUEBLO	CO
909 E 10TH ST	430426013	KUTZLER VIRGINIA LOIS	PUEBLO	CO
924 E 8TH ST	430441001	SPRAGUJE NINA B	PUEBLO	CO
1220 E 11TH ST	430423005	WOBST CHRISTINE C + DOUGLAS A	PUEBLO	CO
1209 E 12TH ST	430412007	PENA JERRY	PUEBLO	CO

CRAFTSMAN STYLED HOMES

Street Address	Parcel Schedule No.	Owner of Record	Owner City	Owner State
1122 E 4TH ST	431123004	SILVA TOM JR	PUEBLO	CO
1124 E 4TH ST	431123003	ESQUIBEL JESUS ALEX	PUEBLO	CO
1128 E 4TH ST	431123001	OLIVAS LINDA M	PUEBLO	CO
1212 E 4TH ST	431124005	BUENO ROBERTAL	PUEBLO	CO
1219 E 4TH ST	431113014	BENITEZ MARY LOU	PUEBLO	CO
1228 E 4TH ST	431124001	BRISENO JESUS J	PUEBLO	CO
1229 E 4TH ST	431113018	CHAVEZ LINDA A	PUEBLO	CO
1512 E 4TH ST	432213007	HOLUBEK RICHARD G	PUEBLO	CO

1518 E 4TH ST	432213004	QUINTANA JIMMIE + VALENTIN	PUEBLO	CO
1540 E 4TH ST	432213001	SANCHEZ JOHN H + PHYLLIS K	PUEBLO	CO
2130 E 4TH ST	432113005	KURTZ WILLIAM H JR + DIANE L	PUEBLO	CO
1021 E 5TH ST	431110013	LA FLEUR SHAUNA	WASHINGTON	DC
1322 E 5TH ST	432206009	TRUJILLO NORMA JEAN	PUEBLO	CO
1024 E 6TH ST	431110001	CORDOVA THOMAS M + EULOGIA M	PUEBLO	CO
1101 E 6TH ST	431102008	ARCHULETA VERONICA E	PUEBLO	CO
1126 E 6TH ST	431111001	TEEM RUTH ANN M + RON A	PUEBLO	CO
1127 E 6TH ST	431102014	MOORE EDITH L + NORMAN L	PUEBLO	CO
1201 E 6TH ST	431101009	SHEPHERD DALE F	PUEBLO	CO
1228 E 6TH ST	431112001	AUSMUS ETHEL F	PUEBLO	CO
1229 E 6TH ST	431101015	BURZINSKI JAMES B	PUEBLO	CO
1202 E 7TH ST	431101008	SALAS LARRY WAYNE	PUEBLO	CO
1438 E 7TH ST	429336001	BISHOP OF PUEBLO	PUEBLO	CO
1529 E 7TH ST	429332017	TRUJILLO JOSE P + BEATRICE C	PUEBLO	CO
1711 E 7TH ST	429330011	MONTOYA PHILLIP + MELANIE R	PUEBLO	CO
829 E 7TH ST	430447019	J M + S PROPERTIES LLC	PUEBLO	CO
905 E 7TH ST	430441012	ANDERSON DAWN M	PUEBLO	CO
907 E 7TH ST	430441013	ARCHULETA MARY	PUEBLO	CO
1108 E 8TH ST	430443016	AMEZOLA GUADALUPE J	PUEBLO	CO
1227 E 8TH ST	430433016	MONTOYA ROBERT + ELEANOR E	PUEBLO	CO
1327 E 8TH ST	429325019	MOORE ROBERT L JR + JANICE A	PUEBLO	CO
1339 E 8TH ST	429325021	STEWART SUSAN MARIE	PUEBLO	CO
1341 E 8TH ST	429325026	ROMERO ROY JOSEPH	PUEBLO	CO
1343 E 8TH ST	429325022	WALTERS JAMES L	AVONDALE	CO
1503 E 8TH ST	429327010	WAGER FRED L + BEVERLY J	PUEBLO	CO
1528 E 8TH ST	429332002	FINN THOMAS CASEY	PUEBLO	CO
1623 E 8TH ST	429328013	ARAGON ELISA + FERNANDO JR	PUEBLO	CO
1625 E 8TH ST	429328014	BOTTORFF KARL + DEBRA JO	PUEBLO	CO
701 E 8TH ST	430438005	ORTIZ LUIS + CLARA	PUEBLO	CO
830 E 8TH ST	430447021	MARTIN L R + LINDA	PUEBLO	CO
904 E 8TH ST	430441007	DAVIS CAROLYN AUDRIE	PUEBLO	CO
907 E 8TH ST	430436012	SHERER MAURICE RAYMOND JR	PUEBLO	CO

Eastside Neighborhood Plan

1001 E 9TH ST	430430009	EUROSTE RUDOLPH M + CHERYL L	PUEBLO	CO
1002 E 9TH ST	430435007	J L B INVESTORS	SALIDA	CO
1004 E 9TH ST	430435006	SEGAL DAVID S	DENVER	CO
1026 E 9TH ST	430435001	MILYARD HUGH B + DIANA L	PUEBLO	CO
1103 E 9TH ST	430431007	SANCHEZ DAVID F + THERESA	PUEBLO	CO
1104 E 9TH ST	430434005	GONZALES GINA	PUEBLO	CO
1221 E 9TH ST	430432018	RAMOS RICHARD J + CONNIE	PUEBLO	CO
1222 E 9TH ST	430433003	CHACON DAVID	PUEBLO	CO
1417 E 9TH ST	429323014	RICCILLO EDWARD D + PASCAL A	PUEBLO	CO
1441 E 9TH ST	429323019	BRANSON OLIVER W + BARBARA W	PUEBLO	CO
1508 E 9TH ST	429327008	MONTOYA ONESIMO	PUEBLO	CO
1515 E 9TH ST	429322013	PARRA CHRISTOPHER E + ROSELLA	PUEBLO	CO
1531 E 9TH ST	429322015	GOODBAR JOHN L + SHARON E	PUEBLO	CO
1539 E 9TH ST	429322017	AGUILAR DONISIO + CAROLINA	PUEBLO	CO
1615 E 9TH ST	429321012	KRUTZKE CAROL B	PUEBLO	CO
1619 E 9TH ST	429321013	LE FEBRE AMOS A + SOFIE	PUEBLO	CO
1626 E 9TH ST	429328003	SPRAGUE LARRY K + BARBARA ANN	PUEBLO	CO
1627 E 9TH ST	429321014	BERENS PATRICIA L	PUEBLO	CO
1637 E 9TH ST	429321016	SMITH LEONARD R + KIM A	PUEBLO	CO
1725 E 9TH ST	429426003	PODOLSKY CATHERINE A TR	SIOUS FALLS	SD
1740 E 9TH ST	429427001	TRUJILLO DAVID J III	PUEBLO	CO
1923 E 9TH ST	429424014	BANK ONE NATIONAL ASSOCIATION	SAN DIEGO	CA
821 E 9TH ST	430450012	HUGHES ZACHARY A + JENNIFER E	PUEBLO	CO
825 E 9TH ST	430450013	MARQUEZ TONY H	PUEBLO	CO
920 E 9TH ST	430436001	GRIEGO CLAUDIA M	PUEBLO	CO
1304 E 10TH ST	429324003	MEDINA MICHAEL STANLEY	PUEBLO	CO
1418 E 10TH ST	429323007	ALEXANDER DONALD E	PUEBLO	CO
1521 E 10TH ST	429317013	RASCHKA JOHN F + BRENDA F	PUEBLO	CO
1620 E 10TH ST	429321005	NESSEN MARION L + MARY L	PUEBLO	CO
1702 E 10TH ST	429320005	BAKER DAVID E + SANDRA C	PUEBLO	CO
905 E 10TH ST	430426011	HAYES TIMOTHY N	PUEBLO	CO
906 E 10TH ST	430429006	GARBISO SHARON R	PUEBLO	CO
916 E 10TH ST	430429004	SCOLES CLESSEN K JR	PUEBLO	CO

918 E 10TH ST	430429003	LUJAN JEREMY H	PUEBLO	CO
920 E 10TH ST	430429002	ORTEGA MANUEL A JR	PUEBLO	CO
921 E 10TH ST	430426015	DONOVAN RUSSELL SR	PUEBLO	CO
927 E 10TH ST	430426016	GALLIMORE TERRY F + DEBBIE	PUEBLO	CO
1002 E 11TH ST	430425007	FARRELL IDONIA A	PUEBLO	CO
1004 E 11TH ST	430425006	VELASQUEZ PHILLIP + CONNIE	PUEBLO	CO
1005 E 11TH ST	430420007	POTOCHNICK ALVIN G + JOYCE L	PUEBLO	CO
1006 E 11TH ST	430425005	WENTHOLD CHARLENE A	PUEBLO	CO
1014 E 11TH ST	430425003	POELMAN WILLIAM + MARIA	PUEBLO	CO
1111 E 11TH ST	430421010	FLETCHER PEARL L	PUEBLO	CO
1112 E 11TH ST	430424004	MUIRHEAD MARY ANN	PUEBLO	CO
1203 E 11TH ST	430422010	JAV REAL ESTATE INVESTMENTS	PUEBLO	CO
1209 E 11TH ST	430422011	CORPORATE PROPERTIES INC	ENGLEWOOD	CO
1228 E 11TH ST	430423002	HADLOCK NICOLE M + RONALD	OAKLAND	CA
1230 E 11TH ST	430423001	GONZALES LUIS M + MARTINA E	PUEBLO	CO
1626 E 11TH ST	429318004	DUFFY TREVA LOIS	PUEBLO	CO
1637 E 11TH ST	429312019	DURAN GELLERMO + ISABEL	PUEBLO	CO
1727 E 11TH ST	429311017	SKELTON NANCY M	PUEBLO	CO
1804 E 11TH ST	429416009	CHAMBERS FLORENCE J	PUEBLO	CO
1840 E 11TH ST	429416001	CARLSON RONALD G + NEOMI	PUEBLO	CO
912 E 11TH ST	430426003	BROWN DOROTHY LEE + HAROLD W	PUEBLO	CO
914 E 11TH ST	430426002	MARTINEZ VALERIE	PUEBLO	CO
916 E 11TH ST	430426001	WILSON KENNETH J + TAWNEY L	PUEBLO	CO
1001 E 10TH ST	430453008	AVALOS JESSE C	PUEBLO	CO
1108 E 12TH ST	430421004	GRINSTEAD JOHN J	PUEBLO	CO
1110 E 12TH ST	430421003	RAMOS ANGEL M	PUEBLO	CO
1111 E 12TH ST	430413009	TAFOYA ANNA M + FRED	PUEBLO	CO
1440 E 12TH ST	429314022	SMITH DONALL	PUEBLO	CO
1525 E 12TH ST	429308015	COLLETTI BRENT P + CHRISTINE	PUEBLO	CO
1702 E 12TH ST	429311010	TRUJILLO NATALIE M	PUEBLO	CO
1704 E 12TH ST	429311009	PINO ARMENIO + MARGARET T	PUEBLO	CO
1724 E 12TH ST	429311002	NELSON FLOYD G + CATHERINE M	PUEBLO	CO
821 E 12TH ST	430416009	BARELA PAUL P + DEBORAH A	PUEBLO	CO

1208 E 13TH ST	430412016	NEIGHBORHOOD SERVICES INC	PUEBLO	CO
1415 E 13TH ST	429304012	CORDOVA BRUCE D + LORRAINE J	PUEBLO	CO
1524 E 13TH ST	429308003	ROMERO TIM E + HOPE	PUEBLO	CO

Appendix B

Future Land Use Articulation Matrix for City/County Comprehensive Plan and Neighborhood Plans

The table to the right serves to cross-reference the categories of land use adopted in the Pueblo Regional Development Plan, the land use categories used in the Neighborhood Plans and current Zoning in the City of Pueblo.

Expanded definitions of land use found in the Eastside Neighborhood Plan are defined on pages 35 to 38 of the plan.

* All existing zone districts are permitted. Existing uses will be allowed to continue until the zone districts are amended.

Comp Plan Future Land Use	Neighborhood Plans Future Land Use Categories	Proposed Permissible Zoning*
Rural/Ranch	Agricultural	A1, A2
Production Agriculture	Agricultural	A1, A2
Large Parks, Open Space & River Corridors	Park Open Space	S1
Country Residential	Large Lot Residential	A3, A4
Country Village	N/A	N/A
Suburban Residential	Low Density Residential	A4
Urban Residential	Urban Residential Mixed Use Urban Residential Infill	R1, R2, R3, R4
	Small Commercial Mixed Use	B1
High-Density Residential	Mobile Home Parks Multi-family Residential Mixed Use	R3, R4, R5 R7, R8
	Urban Center High Density Mixed Use	R6, B2, B3
Arterial Commercial Mixed Use	Highway Commercial Mixed Use	B4
Employment Center—Office Park	Employment Center—Office Park	O1, I1
Employment Center—Light Industry Mix	Employment Center—Light Industry Mixed Use	I1, I2
Employment Center—Industry	Employment Center—Heavy Industry	I3
Institutional Mixed Use	Institutional Mixed Use	Any
Special Study Area	Special Study Area <i>(Reference pages in the plan that characterize the use for the specific area delineated)</i>	Any (esp. I1, I2, S1, S5, R5, R6)