

Honor Farm Park and Open Space Master Plan

Pueblo, Colorado



Prepared by the
Honor Farm Master Plan Advisory Committee
City of Pueblo
and
Design Concepts, Inc.

***Honor Farm Park and Open Space
Master Plan
Pueblo, Colorado***

Prepared by:

Honor Farm Master Plan Advisory Committee

City of Pueblo
211 E. "D" Street
Pueblo, CO 81003

and

Design Concepts, Inc.
211 North Public Road, Suite 200
Lafayette, CO 80026

ORDINANCE NO. 7678

AN ORDINANCE APPROVING AND ADOPTING A MASTER PLAN FOR THE CITY OF PUEBLO'S HONOR FARM PARK AND OPEN SPACE PROPERTY

WHEREAS, City Council, in June 2006, appointed the Honor Farm Master Plan Advisory Committee to assist in the preparation of a master plan for City's Honor Farm Park and Open Space Property; and

WHEREAS, the Honor Farm Master Plan Advisory Committee has caused to be prepared a master plan for delineation of the recreational uses and the physical development of the City's Honor Farm Park and Open Space Property; and,

WHEREAS, the City Planning and Zoning Commission, after public hearings thereon conducted after due publication, has approved said master plan and submitted same to City Council for its approval. NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF PUEBLO, that:

SECTION 1.

The City of Pueblo Honor Farm Park and Open Space Master Plan, heretofore approved by the City Planning and Zoning Commission and submitted to the City Council for approval, copies of which are attached hereto, is hereby approved and adopted.

SECTION 2.

The authorized uses and the physical development of the City's Honor Farm Property after the effective date of this Ordinance shall be in conformity with the Honor Farm Park and Open Space Master Plan, hereby adopted, except insofar as any such physical development has been heretofore approved by Ordinance of the City Council.

SECTION 3.

This Ordinance shall become effective immediately upon final passage and approval.

INTRODUCED October 22, 2007

BY Randy Thurston
Councilperson

APPROVED: 
PRESIDENT of City Council

ATTESTED BY: 
CITY CLERK

PASSED AND APPROVED: November 12, 2007

ACKNOWLEDGEMENTS

CITY COUNCIL

Judy Weaver
Barbara Vidmar
Michael Occhiato
Randy Thurston
Ray Aguilera
Vera Ortegon
Lawrence Atencio

Jeff Chostner*
Gilbert Ortiz*

* Denotes former City Council members,
who participated in the planning process.

HONOR FARM MASTER PLAN ADVISORY COMMITTEE

Brian Robinson
Mike Milligan
Wendy Rapp
Del Milne
John Holiman
Dennis Donaldson
Mike Occhiato
Jay Gilman
Brad Henley
Rod Slyhoff
M.D. “Butch” Batchelder
Jeff Chostner

CITY OF PUEBLO PLANNING AND COMMUNITY DEVELOPMENT

Jerry Pacheco, Assistant City Manager for Community Development
Scott Hobson, Acting Director of Land Use Administration

MASTER PLAN CONSULTANT

Design Concepts, Inc. – Lafayette, CO

CONTRIBUTING CONSULTANTS

Tapis Associates
Kezziah/Watkins
Matrix Design Group, Inc.

Special thanks is extended to the members of the Honor Farm Master Plan Advisory Committee, who guided the project through the strategic vision planning process and assisted with the public meetings and updates to City Council throughout the planning process.

TABLE OF CONTENTS

<u>Section</u>		<u>Page</u>
1.0	PROJECT DESCRIPTION	1
	1.1 DESCRIPTION	1
	1.2 LOCATION	1
	1.3 HISTORY	1
	1.4 EXISTING USES	2
	1.5 PURPOSE OF MASTER PLAN	4
2.0	MASTER PLAN	4
	2.1 OPEN SPACE ELEMENT	4
	2.1.1 CONSERVATION VALUES	4
	2.1.2 PHYSIOGRAPHY AND GEOLOGY	4
	2.1.3 TOPOGRAPHY	6
	2.1.4 VEGETATION	6
	2.1.5 WILDLIFE	6
	2.1.6 CLIMATE	8
	2.2 PARK AND RECREATION ELEMENT	8
	2.2.1 PUEBLO MOTORSPORTS PARK	8
	2.2.2 SKY CORRAL R/C PARK	9
	2.2.3 OFF ROAD VEHICLE AREA	9
	2.2.4 NATURAL PARK	9
	2.2.5 TRAILS	11
	2.2.6 OPEN SPACE	11
	2.2.7 PRIVATE DEVELOPMENT	11
	2.3 PARK INFRASTRUCTURE	12
	2.3.1 PARK ROADS	12
	2.3.2 PARKING	12
	2.3.3 PARK UTILITIES	12
	2.4 IMPLEMENTATION ELEMENT	13
	2.4.1 ACTION CATEGORIES	13
	2.4.2 IMPLEMENTATION ACTION TIMEFRAMES	13
	2.4.3 PRELIMINARY ESTIMATE OF COSTS	14
	2.4.4 MANAGEMENT RECOMMENDATIONS	14

MAPS

Map 1	VICINITY MAP	3
Map 2	PROPERTY OWNERSHIP MAP	5
Map 3	FACILITY MAP – DRAG & ROAD RACING	7
Map 4	HONOR FARM MASTER PLAN	10
Map 5	WATER & SANITARY SEWER SERVICE	15
Map 6	IMMEDIATE ACTION MAP	20
Map 7	SHORT TERM ACTION MAP	21
Map 8	MID TERM ACTION MAP	22
Map 9	LONG TERM ACTION MAP	23
Map 10	RECOMMENDED PARCELS FOR ACQUISITION	24
Map 11	ROADWAY CONCEPTUAL CROSS SECTIONS	25

DOCUMENT ATTACHMENTS

Attachment A	IMPLEMENTATION MATRIX	16
Attachment B	PRELIMINARY ESTIMATE OF PROBABLE COSTS	26
Attachment C	FUNDING STRATEGY	29
Attachment D	DESCRIPTION OF FUNDING SOURCES	31
Attachment E	HONOR FARM HISTORY	35
Attachment F	ENVIRONMENTAL MAPS – <i>Design Concepts, Inc.</i>	36

Honor Farm Park and Open Space Master Plan

PROJECT DESCRIPTION

Description

The Honor Farm Master Plan establishes a long-term master plan for the phased development and operation of 2,373 acres of public park and open space property located in unincorporated Pueblo County west of Pueblo Boulevard (SH 45) and south of US Highway 50 West. The Honor Farm property was acquired in 2001 by the City of Pueblo, and as part of the land acquisition the City of Pueblo granted a conservation easement to the State of Colorado that allows for park, recreation, and open space areas, but prohibits future commercial and residential development of the property. The property is being planned to be the future location of a regional park that will act as an open space separator between the City of Pueblo and the Pueblo West Metropolitan District. In addition the property will serve as a buffer between Lake Pueblo State Park (26 sq. miles) and the developed areas within the City (44 sq. miles) and the Pueblo West Metropolitan District (57 sq. miles).

Location

The Honor Farm Master Plan area is located west of Pueblo Boulevard (SH 45) and south of US Highway 50 West in unincorporated Pueblo County (See Attachment 1 - Vicinity Map). The master plan area is comprised of 2,373 acres owned by the City of Pueblo, 520 acres of privately owned in-holdings 80 acres of adjacent property bordering the park along Pueblo Boulevard. (See Attachment 2 - Property Ownership Map).

History

The Honor Farm was homesteaded and patents were filed on land over a 20-year period from the early 1870's into the 1890's. Between 1920 and 1922 the State Hospital, under the Colorado Department of Institutions, purchased 83 acres and moved its dairy from the main hospital grounds north of downtown Pueblo and developed a farming area on the property now known as the Old Honor Farm. Over an 18-year period from 1946 to 1964 an additional 4,000 acres was purchased in anticipation of expanding its operation to produce the needed milk and vegetables to feed nearly 6,000 patients. This additional property contained the area that makes up the City's Honor Farm recreation and open space park. In the late 1960's the State of Colorado changed the focus of the State Mental Health Institution that resulted in the closure of the agricultural operations on the State Honor Farm property. Between 1964 and 1974, the State Hospital transferred the 4,000 acres of Dairy Farm land to the Colorado Division of Corrections within the Department of Institutions, ending a 44-year profitable and award-winning operation. The Division of Corrections operated the Dairy Farm during this period, thus keeping the land within the Department of Institutions. In 1974, State Representative Bob Jackson of Pueblo recommended that the Dairy property be leased to the City of Pueblo as a buffer zone between Pueblo and Pueblo West and for future recreational expansion, rather than have the State dispose of the property for private development. On June 26, 1974 the property was leased to the City of Pueblo for a 20-year period. The lease was renewed in 1994 and continued until June 2001. During the term of the lease the property was used for a motor sports park (established in 1975),

a radio-controlled airplane area (established in 1976), motorized and non-motorized recreational trail activities, and as open space. Two equestrian organizations, Southern Colorado Charros Association and the Pueblo West Saddle Club leased property adjacent to Nature Center Road for developed recreational equestrian facilities. At that time the city purchased 2,353 acres of the northern portion of the property leased from the State of Colorado. This is the majority of the property that makes up the City's Honor Farm recreation and open space park. At the time of the purchase, the lease was terminated and the remaining 1,600 acres of the southern portion of the Honor Farm was combined with Lake Pueblo State Park, except for a 25-acre area leased by the city for the Pueblo Raptor Center. On August 8, 2005, the City accepted a quitclaim deed for 19.9 acres of property adjacent to existing City Honor Farm property from the United States Department of the Interior. The federal government property was originally acquired as a site for a power sub-station. The property is transferred to the City and stipulated for park and open space uses. A chronological history chart is included as Attachment C.

Existing Uses

The City has entered into three lease agreements within the Honor Farm property.

Pueblo Motorsports Park

The City leases 720 acres for the operation of a raceway including a drag strip, 2.2-mile road course, a motocross track, a paved 1/20th-mile quarter midget oval, and a dirt oval track (See Attachment A – Facility Map – Drag and Road Racing). Pueblo Motorsports Inc. (PMI) was formed in 1973 to work towards developing a motorsports facility in southern Colorado. In September 1975, PMP hosted it's first drag race event which was a Winston Drag Series which is equal to the Lucas Oil Drag Race Series of today. The dragstrip has been host to legendary racers such as Don Pruhomme, Reher Morrison, Warren Johnson, and Tommy Johnson Jr. The city granted \$125,000 in revenue sharing money, the county gave \$75,000 for construction of Pueblo Motorsports Park. PMI constructed the dragstrip and a short road course at that time. The majority of construction of PMP was done with volunteer work. The motocross track was added in the late 1970's and still holds several major events each season. The dirt oval track was built in the late 80's but is no longer operational. The road course was expanded to 2.2 miles in the late 80's and hosts numerous events each season. The road course has hosted the One Lap of America with Brock Yates, other famous road racers have come to practice for the Denver Grand Prix and the Pikes Peak Hill Climb. The racetrack facility has water; well-maintained flush and pit toilets, race fuel and a food concession are available at the track. In 2007, PMI has started scheduling performance driving schools and a motorcycle school.

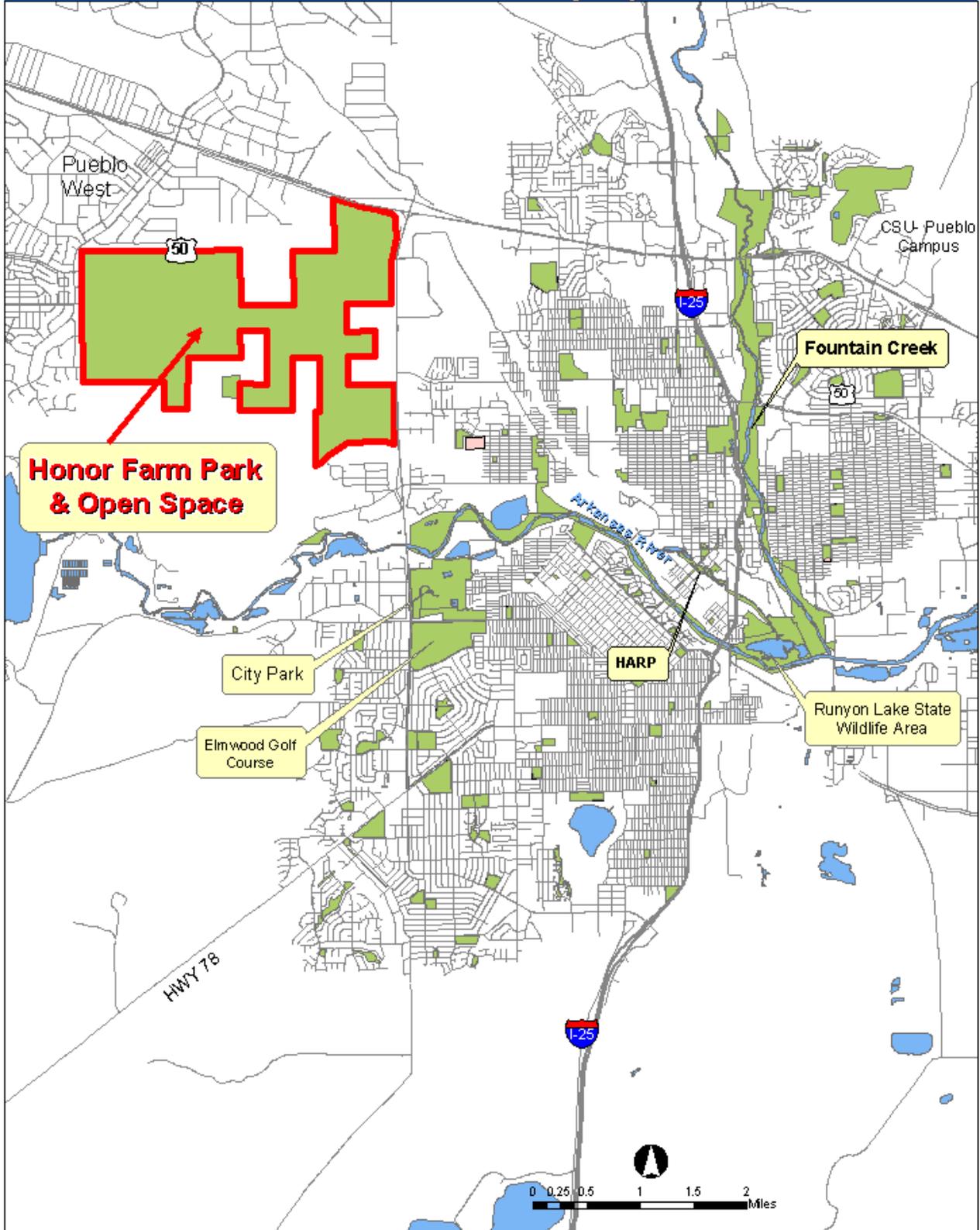
Sky Corral Radio Control Park

The City leases 60 acres for the operation of a radio control airplane park to Sky Corral R/C Park. Sky Corral was formed in 197_ and includes a 60' x 500' paved east-west runway intersected from the northwest by a 30' x 500' runway. The facility also includes two small buildings and four covered shade structures that are used by the airplane operators. Sky Corral is operated as a membership club and also hosts several radio controlled events at the facility each year.

Aquila Substation

A power substation has been operated through a lease agreement on the Honor Farm property since 1951. The electric substation is located within a 20 acre area leased by the City to Aquila, Inc. The City approved a 25-year lease to Aquila in 2003 for continued operation of the substation.

HONOR FARM PARK AND OPEN SPACE MASTER PLAN
MAP 1 - Vicinity Map



Existing Uses (cont.)

Several unorganized and unsanctioned uses are occurring on the property. Individuals with off-road vehicles and motorcycles use a large portion of the areas not under lease contracts. The sections of the property primarily outside of the lease areas also have occurrences of dumping trash and tires, as well as illegal hunting and target practice.

Purpose of Master Plan

The purpose of the plan is to develop a development and implementation strategy for a variety of recreational uses, as well as for the long-term protection of open space now and in the future as it anticipates growth in and around the Pueblo community. Working under the conditions of the Conservation Easement Agreement with the State of Colorado, the master plan will provide guidelines for the responsible management and use of the land. The plan will determine and balance appropriate uses of the property and provide for the protection and preservation of open space areas.

MASTER PLAN

Open Space Element

Conservation Values

The Honor Farm property is part of the short grass prairie ecosystem that is located on a mesa above and north of the Arkansas River riparian area. These parcels, in combination with the state-owned Honor Farm lands, are a significant part of a 4,000-acre generally undeveloped open space separator between the City of Pueblo and the community of Pueblo West (See Attachment D - Environmental Study Maps).

The property contains a generally undisturbed shortgrass prairie habitat, and several arroyos that provide the water supply and habitat for the area's wildlife. The parcels contain habitat for three species that are ranked as federally sensitive. These species are the Ferruginous Hawk (*buteo regalis*), and the Dwarf Milkweed plant (*asclepias uncialis*), and the Sandhill Goosefoot plant (*chenopodium cycloloides*). These species have been identified as occurring within or adjacent to the Honor Farm parcels through data provided by the Colorado Natural Heritage Program, July 2, 1996. In addition the parcels contain habitat for the Mexican Spotted Owl that is ranked as threatened within the state of Colorado.

Overall the parcels contain habitat for eight vertebrate and invertebrate species, ten plants, and two natural communities that have a statewide status ranking between S1-S3 by the Colorado Natural Heritage Program based on the data collected in July, 1996.

Physiography and Geology

This land evolved through three major historical periods. Initially there were deposits of sediments (limestone, shale, and sandstone) under a shallow cretaceous sea. This gave the area its characteristic horizontal character as seen in the bedding planes and flat upland slopes. Then there was a gentle folding of the earth's crust. The last historical land shaping process was the erosion of the previously deposited sediments and the evolution of a drainage network where mostly alluvial and colluvial materials were laid down. The geologic formations of the Honor Farm are classed either as surficial deposits or as sedimentary rocks. Alluvium and colluvium make up the surficial deposits, while limestone, and shale make up the sedimentary rocks.



The Honor Farm Park & Open Space - Map 2 - Property Ownership Map

Design Development, Operations & Management Pueblo, Colorado May 11, 2007



Topography

The Honor Farm property is located near the interface of the Southern Rocky Mountain and Great Plains Physiographic Provinces. It consists of a broad valley steep sides and a rather narrow, nearly flat floor. Elevations range from 1494 to 1588 m (4900 to 5210 ft). To the west, the foothills rise to meet the Wet Mountains, with the higher Sangre de Cristo range forming the backdrop. To the east extends the Arkansas Valley and terraced high plains.

Soil

Soils on the Land Trade properties are varied and complex. They include loamy plans, limestone breaks, and saline overflows. The pH of these soils generally falls between 7.9 and 8.4, which is moderately alkaline. When underlain by resistant limestone bedrock, a shallow stony soil forms. When underlain by broad alluvial deposits, the soils become more loamy of sand and clay.

Vegetation

Woody vegetation:

The most common tree is the *Sabina monosperma* (one-seed juniper). The most common shrubs are *Atriplex canescens* (four-wing saltbush), *Artemisia tridentata* (big sagebrush), and *Crysothamnus Nauseosus* (rabbit brush).

Grasses:

A wide variety of grasses exist on the property. The species reflect a dry shortgrass prairie type with *Bouteloua gracilis* (Blue grama), *Pleuraphis jamesii* (Galleta), *Buchloe dactyloides* (Buffalo grass) and *Bouteloua curtispindula* (Sideoats grama) common throughout the area.

Cactus Plants:

The most common cactus species found on the property are *Opuntia phaeacantha* (New Mexico prickly-pear), *Opuntia basilaris* (Beavertail) and several *Cylindropuntia* (Cholla) species.

Drainages:

The Pest House gulch drainage has *Typha latifolia* (cat-tail) species. There are some occurrences of *Tamarix parviflora* (tamarisk) and *Elaeagnus* and *angustifolia* (Russian olive), both identified as invasive species on the Colorado noxious plant list.

Wildlife

The animal life found on the Honor Farm property is quite extensive:

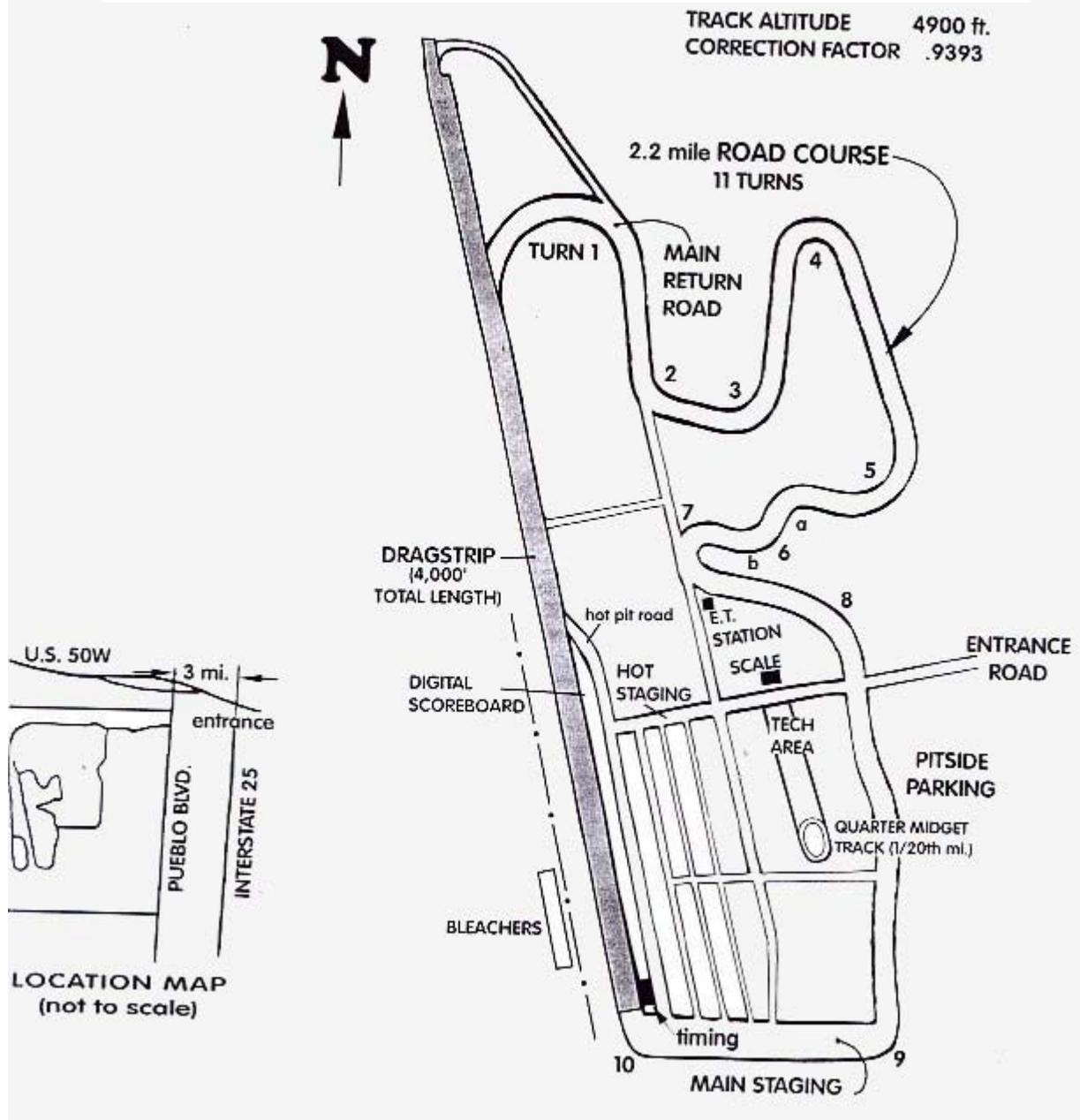
Mammals:

Mule deer, coyote, and bobcat are the more common game species.

Birds:

A large number of birds, many of the songbird variety, abound in the area. Scaled quail, mourning doves, pheasant, and many raptors can be observed.

Map 3 Facility Map - Drag and Road Racing



Climate

The semiarid climate of the Honor Farm is typical of the plains. The property is characterized by light rainfall, high evaporation, low humidity, moderate to high winds, and a wide daily range in temperature. The mean annual temperature is 52° F. Growing seasons average 165 days with the first killing frost usually occurring in October and last frost near the end of April.

The average annual precipitation at Pueblo is 11.84 inches. A large portion of the annual total precipitation falls during the growing season with 70 to 75 percent during the period from April through September. Measurable summer precipitation is largely from afternoon thunderstorms, but this occurs only one day in four, while winter precipitation occurs only one day in eight. The driest period is in the autumn and winter when the average monthly precipitation falls below one inch.

The prevailing winds primarily originate in the west from October through March, while the remainder of the year they come primarily from the southeast. The annual average wind speed is 8.5 mph. A wind phenomenon called the Chinook occurs frequently during the winter and early spring. These winds, warmed by their rapid descent from high levels, cause large and sudden temperature rises.

Park and Recreation Element

As part of the master plan tasks, the site has been analyzed to determine which areas could be developed with park and recreation facilities for activities that do not significantly conflict or impact the property's natural and open space values (See Map 4). An area is also identified that could be traded/and or sold to generate the funding for the acquisition of 515 acres of privately owned property that would be acquired by the City and managed as part of the Honor Farm Park and Open Space. The management of the Honor Farm is divided into seven separate use zones:

PMI Motorsport Park Lease	310	acres	11%
Sky Corral R-C Lease	180	acres	6%
Off-Highway Vehicle Lease	620	acres	22%
Natural Park	200	acres	7%
Open Space	1155	acres	41%
Private Development	215	acres	8%
Roadways & Utility sites	160	acres	6%
Total Acres	2840	acres	100%

The use zones are described as follows:

Pueblo Motorsports Park

The master plan establishes a phasing process whereby the lease area for the Pueblo Motorsports Park is reduced in size as property is either sold or traded to fund the acquisition of privately owned property to be added to the Honor Farm Park and Open

Space. A revised lease area containing the drag strip, 2.2-mile road course, paved 1/20th-mile quarter midget oval, a new site for the a motocross track, and the possibly the oval dirt track would be included within the lease area. In addition sufficient area for event parking will be included within the lease area. New roadways are planned to provide improved access from Pueblo Boulevard to PMI. These routes include the Spaulding Avenue and 31st Street extensions to the west of Pueblo Boulevard. The current 710-acre lease area is proposed to be reduced to a range of 310-350 acres.

Sky Corral Radio-Control Park

The radio-control (R-C) park area is planned to be expanded from the current 60-acre area to 180 acres as the R-C park uses are expanded to potentially include R-C racetrack and off-road courses, as well as model rocketry and kite areas. The potential alignment of the Joe Martinez Roadway between Pueblo West and the City of Pueblo could impact the southwest corner of the current lease area. The roadway alignment may require the relocation of some of the R-C airplane runways and associated facilities. If these facilities are required to be relocated, they will be constructed as part of the mitigation requirements for the roadway project. Any new location for the runways and facilities will need to be carefully coordinated to allow for the proper distances for runways and clearances from private residences, roadways, and powerlines.

Off-Highway Vehicle (OHV) Park

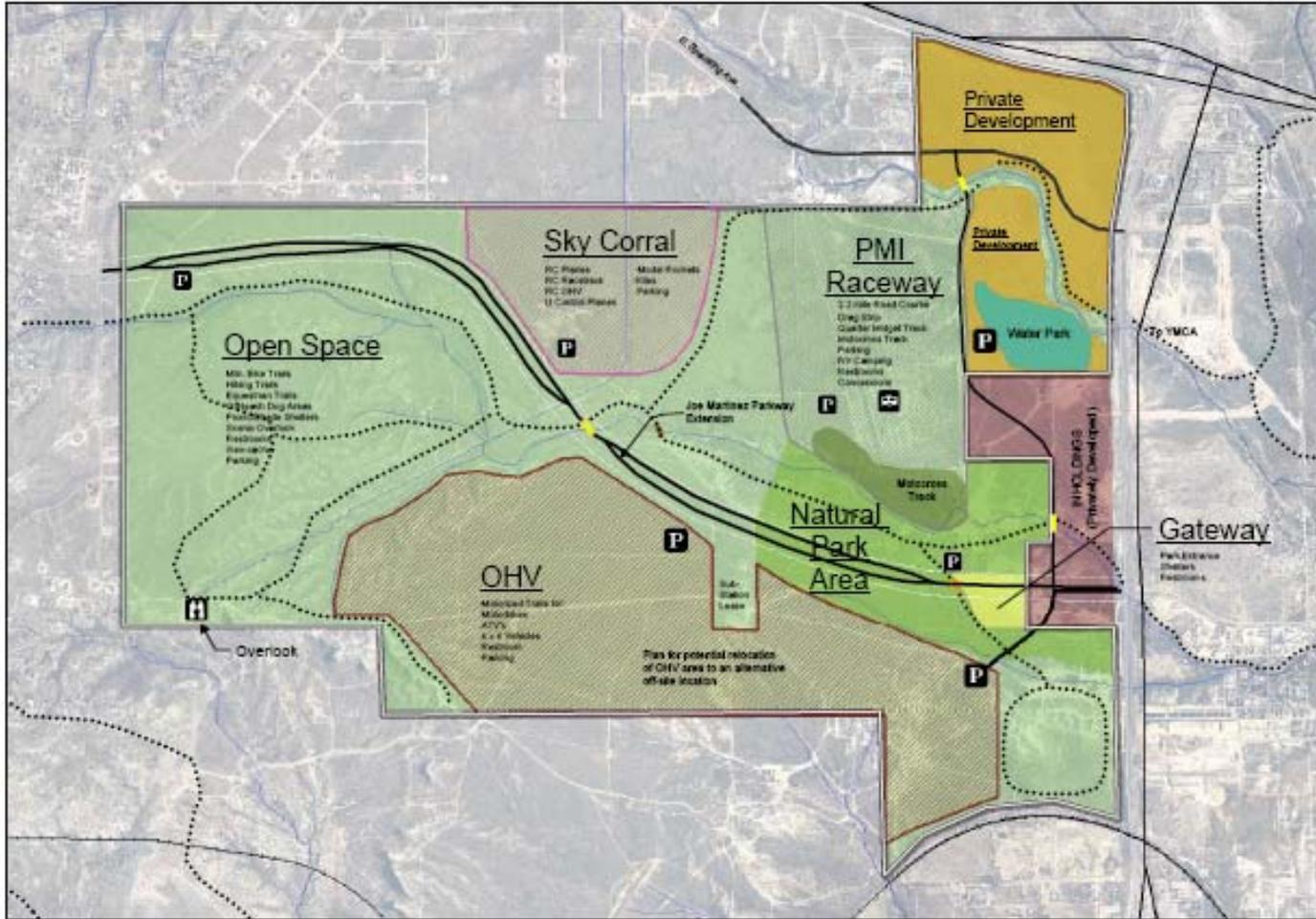
The City is working with Colorado State Parks to identify a new location for an OHV park in an area within Pueblo County, but in a different location than the Honor Farm property. Pueblo County contains the largest number of acres owned and managed by the State Land Board (approximately 220,000 acres) within the state. There may be an opportunity to work with the State Land Board and Colorado State Parks for the development and operation of a OHV park on state lands within Pueblo County.

In the interim, a new lease area is proposed to be established for off-road vehicles and motorbikes within the southern portion of the park covering approximately 620 acres. The OHV park will be required to have designated routes providing trail uses for off-road motorbikes, all-terrain vehicles, 4x4 trucks and sport utility vehicles. Approximately 360 acres of privately owned in-holdings will need to be leased or purchased to provide a contiguous area for OHV uses. Designated areas such as 4 x 4 tracks, ATV trails, mini/peewee track, and open riding trails could be developed within the area along some existing trails and newly constructed motorized trails.

If an off-site OHV park is developed, the area designated to be leased for OHV uses within the Honor Farm Park and Open Space will be managed and reclaimed as part of the open space buffer between the City of Pueblo, Pueblo West Metropolitan District, and Lake Pueblo State Park.

Natural Park Area

A natural park area will be developed on 200 acres of the property (1st Phase - 25 acres, 2nd Phase -75 acres, 3rd Phase - 100 acres). The potential facilities identified to be included within the natural park area include small and large picnic areas, playground, restrooms, trails, tree and shrub plantings, irrigation system for trees and shrubs, gateway park



Legend

- Roadway Bridge
- PMI Campground
- Joe Martinez Parkway
- Trail Underpass
- Proposed Trails
- Parking
- Trail Bridge
- Drainage

The Honor Farm Master Plan establishes a long-term master plan for the phased development and operation of 2,373 acres of public park and open space property located in unincorporated Pueblo County west of Pueblo Boulevard (SH 475) and south of US Highway 163 road. The Honor Farm property was acquired in 2011 by the City of Pueblo, and as part of the land acquisition the City of Pueblo granted a conservation easement to the State of Colorado that allows for park, recreation, and open space uses, but prohibits future commercial and residential development of the property. The property is being planned to be the future location of a regional park that will act as an open space separator between the City of Pueblo and the Pueblo West Metropolitan District. The property is a buffer between Lake Pueblo State Park (26 sq. miles) and the developed areas within the City (64 sq. miles) and the Pueblo West Metropolitan District (37 sq. miles).

The purpose of the plan is to complete a development and implementation strategy for a variety of recreational uses, as well as to the long-term protection of open spaces and in the future. Working under the conditions of the Conservation Easement Agreement, the master plan will provide guidelines for the responsible management and use of the land. The plan will describe and delineate appropriate uses of the property and provide for the protection and preservation of open space areas.

The Honor Farm Park & Open Space - Master Plan Use Areas

Design Development, Operations & Management Pueblo, Colorado Revised August 15, 2007



entrance, along with potential future specialized facilities such as a soap box derby track within the southeast corner of the park and possibly extending into the open space buffer west of Pueblo Boulevard. The location for a picnic pavilion will be identified within the natural park area to be constructed during future phases. Picnic shelters with seating for 6-8 people will also be located within the natural park area. The drainage arroyo that passes through the park will be reshaped, revegetated and a main east-west hard surfaced connecting trail will pass through the park with connections to the major park facilities. The concrete trail will be part of the regional trail system connecting from the Honor Farm from the YMCA campus and the Wildhorse Creek Trail, and linking to the 16-mile river trail along the Arkansas River and Fountain Creek.

Open Space

The location of the steep bluffs, open valleys and arroyo drainages contain conservation values identified for protection within the conservation easement granted to the State of Colorado by the City of Pueblo. Primarily located in the northwest section of the property, these areas contain the highest conservation values such as drainages, bluffs areas with views of Pueblo Dam and the Arkansas River, and the hills with juniper and Pinon trees. The drainages intersect the property and provide the majority of important habitat areas. These proposed open space areas contain 1,140 acres and are designated for non-motorized uses. Another key value of the open space is to provide a buffer zone between Lake Pueblo State Park, and the expanding development of the City of Pueblo and the Pueblo West Metropolitan District.

The plan provides for ongoing restoration of the short grass prairie landscape and arroyos to establish native plains grasses and shrubs, as well as restore eroded and damaged areas. The Pest House Gulch drainage will also be cleaned up and replanted with riparian willows and trees to improve the habitat and appearance of the drainage corridor.

A multi-use recreational trail system including both soft-surfaced and concrete trails will be developed within the open space areas. The City will work with Pueblo West Metropolitan District and Lake Pueblo State Park to identify trail access points on the Honor Farm property. A series of soft-surfaced trails totaling approximately 4.25 miles will be established by within the open space area for walking, jogging, horseback riding and nature activities. A trail looping along the southwestern boundary will include an overlook to view Lake Pueblo, the Arkansas River below the dam, and the City of Pueblo.

Geo-Cache sites for global positioning system (gps) users will also be established within the open space area. The location coordinates of the geo-cache sites are placed on the internet and gps users follow the coordinates to attempt to locate a “cache”.

The majority of the open space area will be managed to require dogs to be on-leash, but some areas within the designated open space will be considered for an exception to the leash rule and could allow for dogs off-leash. Owner/guardians accompanying a dog in an off-leash area will be required to have the ability to restrain their dog.

Private Development

The acquisition of privately-owned parcels within the central and eastern portions of the Honor Farm planning area is identified as one of the first steps to implement the master plan. The

mechanism to finance the acquisition of the in-holdings allowed within the Honor Farm Conservation Easement is through the exchange or sale/purchase of properties that are equal in value. In this way the property boundary of the park and open space area can be adjusted to fit the proposed uses and management of the park and open space. The northeast corner of the property is proposed to be traded or sold to fund the acquisition of approximately 515 acres of privately-owned parcels identified for acquisition within the Conservation Easement – Property Adjustment Map. Two benefits of the private development are the ability to have the roadways improved from Spaulding and 24th Street, and providing for the extension of water and other utility services to areas adjacent to proposed park facilities.

A 35-acre portion of the private development area has been identified as a possible location for a water park with water slides, wave pool, water play areas, bathhouse, picnic area, food and water play concessions, and gift shop. A private company, City Parks and Recreation Department or a management authority contracted by the City, could develop the water park area.

Park Infrastructure

Park Roadways, Parking & Utility Sites

The roadway accesses into the Honor Farm will be initially from the Pueblo Motorsports Park access road and the extension of Joe Martinez Boulevard west of Purcell Boulevard to a parking facility in the northwest corner of the open space area. In the future, 24th Street will be extended west of Pueblo Blvd. to provide access to the natural park area and the off-highway vehicle lease area. As private development occurs west of Pueblo Boulevard a north-south roadway will be developed linking between 24th Street and Spaulding Avenue. In addition, a 31st Street is anticipated to be extended west through the private parcel linking to the main gate of Pueblo Motorsports Park. A principle arterial is planned to be constructed between Joe Martinez Boulevard in Pueblo West and 24th Street at Pueblo Boulevard. The roadway will provide new access points the off-highway vehicle lease area and the Sky Corral radio control park.

Five designated areas within the park, as well as parking within the Pueblo Motorsports Park will provide parking for 1500 vehicles when the park and open space areas are fully operational. The parking areas and associated number of spaces include: West side open space & trailhead (50), Sky Corral R-C Park (100), West OHV Parking (250), East OHV & Natural Park (400), Motocross Parking (200), Pueblo Motorsports Park (500).

The Aquila substation property containing 20 acres will continue to be operated through a lease agreement on the property. Aquila currently has a blanket easement for access to the substation and power line easements. When roadways are developed, specific access easements will be established for the substation site.

Park Utilities

Board of Water Works Service

The Pueblo Board of Water Works has an 8" line that connects to a 12" water main on the west side of Pueblo Blvd just south of 24th St. A 4" meter is located at the west end of the private property along the proposed Joe Martinez roadway extension. A 4" water line extends from the meter northwest to the Pueblo Motorsports Park. Additional water service lines are anticipated to

be connected to the private development areas west of Pueblo Boulevard. These water lines could be extended to service the natural park area (irrigation system and restrooms). A separate water service extension would likely be required for the private development in the northeast corner of the property, as well as for the development of a water park facility.

Sanitary Sewer Service

The closest available sanitary sewer connection to the Honor Farm property is to a 10" line that has been extended to Pueblo Blvd along 24th Street. The sanitary sewer lines that currently serve the Southern Colorado Clinic area east of Pueblo Boulevard would not have the capacity for the connection of the sanitary sewer system west of Pueblo Boulevard. Natural gas and cable connections are available to be extended from developed areas east or north of the park site. Electricity and telephone are already extended to the Pueblo Motorsports Park.

Natural Gas and Cable Service

Natural gas and cable connections are available to be extended from developed areas east or north of the park site. Electricity and telephone are already extended to the Pueblo Motorsports Park.

Implementation Element

The process of improving, operating and maintaining the Honor Farm Park and Open Space Park will occur over many years and with the combined efforts of many individuals, public agencies and private organizations. The implementation plan for the Honor Farm Park and Open Space Park has been divided into seven action categories that emphasize control of access point, public health and safety, actions related to existing lease areas, property adjustments to implement the park plan, and steps to develop the future park, open space and roadways within the park. Each category has a series of implementation actions recommended over an identified time frame.

Seven Action Categories

1. Secure Control of Property Boundaries
2. Public Health And Safety
3. Existing Lease Agreements (Pueblo Motorsports Park and Sky Corral RCAP)
4. Implementation of OHV Area
5. Property Adjustments to Implement Master Plan
6. Roadways Connecting From Pueblo West to Pueblo Blvd
7. Future Park Development and Open Space Areas

Implementation Action Timeframes

1. Immediate Actions (1 year)
2. Short Term Actions (2-4 years)
3. Mid Term Actions (5-7 years)
4. Long Term Actions (8-20 years)

An Implementation Matrix is included as Attachment A and Maps 6-9 shows the action steps to implement the Honor Farm Park and Open Space Plan during each of the four timeframes.

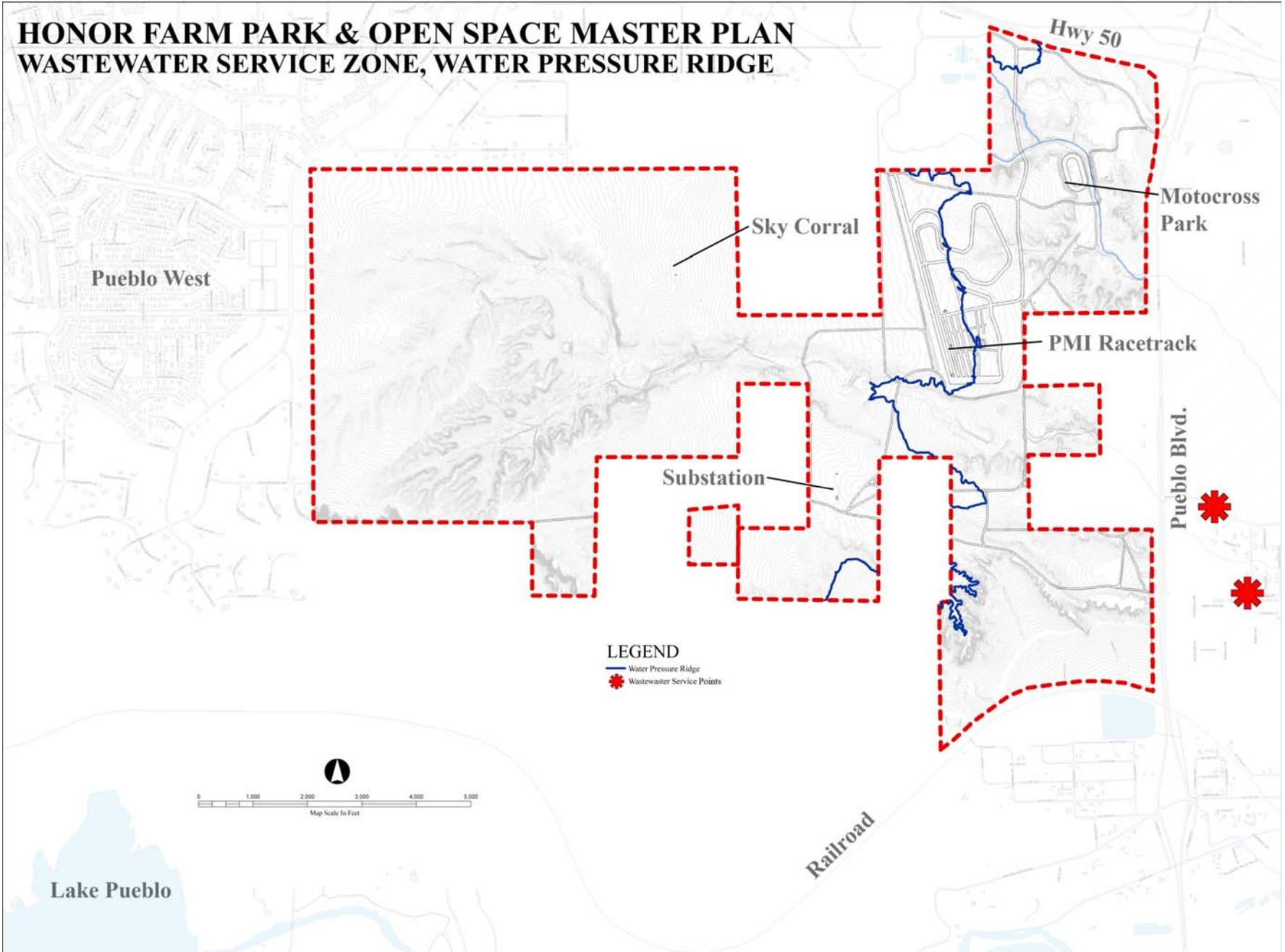
Preliminary Estimate of Costs and Funding Sources

A Preliminary Estimate of Probable Costs to fund the action steps is included as Attachment B. A chart showing the potential funding sources for financing the costs for improvements, operations, and management is included as Attachment C – Funding Strategy. The potential funding sources are described in Attachment D.

Honor Farm Park and Open Space Management Recommendations

1. The management of the Motorsports Park, Radio Controlled Park, Off-Highway Vehicle Park, and possibly including a future Water Park is recommended to be contracted by the City through lease agreements with local organizations and/or private operators.
2. The City should consider entering into lease agreements that are for longer terms (5-10 year) leases in order to provide the opportunity for lease holders to be able to make investments in the property with a certainty of remaining in operation for an extended period of time.
3. The City should consider the formation of an Authority similar to the Historic Arkansas Riverwalk for the operation and management to oversee the development and maintenance of the Honor Farm property and oversee the areas leased for specific recreational uses. The Honor Farm Authority would enter into an intergovernmental agreement with the City of Pueblo.
4. The City should consider requiring operational and safety plans approved by the City/Authority for all leases areas within the Honor Farm. The plans should address operation, maintenance of lease areas, along with a safety and emergency response plan.
5. The City should consider assisting groups leasing property for recreational uses in securing grant funds to improve their operations and facilities, as well as coordinate the roadway and infrastructure improvements at the Honor Farm to reduce the cost for providing improvements to the park, open space, trails, and lease areas.
6. The City should coordinate with surrounding entities in the development of linking recreation facilities, law enforcement, and roadway improvements.

HONOR FARM PARK & OPEN SPACE MASTER PLAN WASTEWATER SERVICE ZONE, WATER PRESSURE RIDGE



Implementation Matrix

Action Categories	Immediate (within one year)	Short Term (2-4 years)	Mid Term (5-7 years)	Long Term (8-20 years)
	1	1	1	
	2	2		
	3	3		

	4	4	2	1
	5	5	3	2

Existing Lease Agreements (Pueblo Motorsports Park and Sky Corral RCAP)					
	6	6	4	3	
	7	7	5	4	
	8	8		5	

Action Categories	Immediate (within one year)	Short Term (2-4 years)	Mid Term (5-7 years)	Long Term (8-20 years)
		9 Relocate of motocross area and parking (Include as requirement for private development of NE Honor Farm property)		6 Relocate main access to Sky Corral to be from Joe Martinez roadway – close Saunders Road access. Phase 1 - \$20,000 gravel; Phase 2 - \$50,000 paved

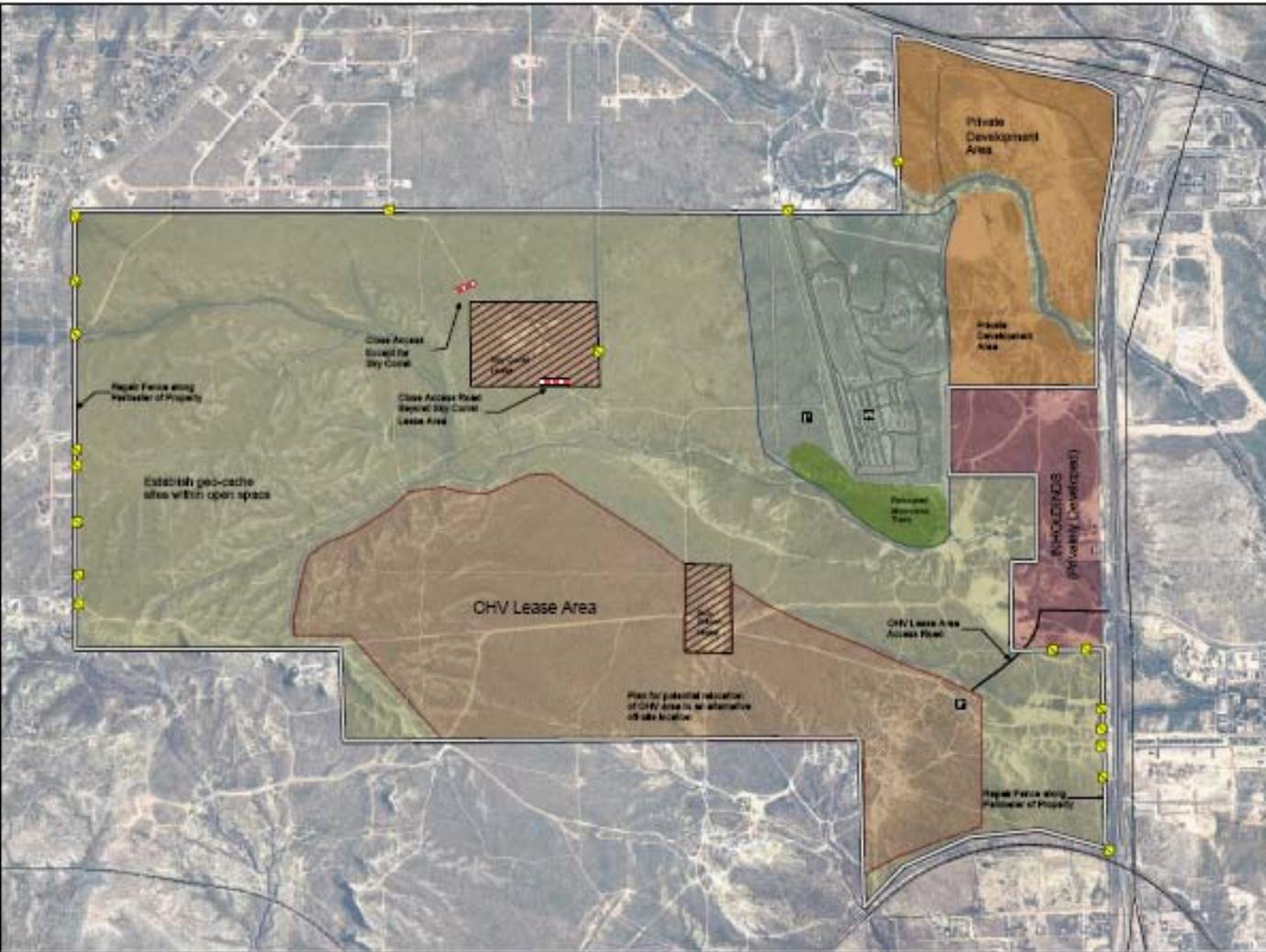
	9 Approve an Intergovernmental Agreement with State Parks to look at developing a location for an OHV park off-site of the Honor Farm property that would replace the OHV use on the Honor Farm	10 Acquire private in-holdings in exchange for the northeast portion of the City’s Honor Farm property that could be utilized as part of an OHV lease area	6 Apply for State OHV fund to assist in funding improvements for signage, parking, building and maintaining OHV trails within lease area	7 Construct an additional access to OHV area and parking from Joe Martinez roadway - \$90,000 Converted to open space access and parking if OHV moved to off-site area
	10 Identified infrastructure requirements for an OHV lease area including restrooms, signage, fencing and access roadways and parking (access and roadway parking temporarily located north of main drainage)	11 File notice with State of Colorado of intention for the operation of an OHV area with designated trails on the property		8 Work with Colorado State Parks to develop an OHV Park at a new location other than the Honor Farm property. Following relocation of OHV uses to an off-site area, reclassify and manage property as non-motorized open space
		12 Solicit proposals and select operator for an OHV Park lease		

Property Adjustments to Implement Master Plan				
	11	\$5,000	13 Submit a request to amend the Conservation Easement Reconfiguration Map to allow for privately owned property west of Pueblo Blvd. to be added to land adjustment map	7 Secure easement for access road to open space trailhead from Purcell Blvd across Pueblo West Metro District property \$5,000
	12	Complete appraisals of future private development areas and acquire in holding parcels \$10,000/first year only	14	Complete sale of northeast portion of Honor Farm in order to acquire in-holdings
	13	Establish priorities for Land Trades of City Property and In-Holdings Acquisitions and obtain options to purchase properties with temporary leases for use of the properties	15	Approve policy/plans for sale of easement for SDS pipeline

Action Categories	Immediate (within one year)		Short Term (2-4 years)		Mid Term (5-7 years)		Long Term (8-20 years)	
Roadways Connecting From Pueblo West to Pueblo Blvd								
	13	Support Pueblo County's efforts to secure funding for U.S Highway 50 West corridor	16	Work with Pueblo County for the completion of an Environmental Assessment for the location and design of Joe Martinez roadway extension through the City's Honor Farm property	8	Construct open space trailhead access road and parking connecting from Purcell Blvd along Joe Martinez extension alignment to access open space \$25,000	9	Joe Martinez Roadway extension (completed funded from Pueblo County, except for areas privately developed within City of Pueblo west of Pueblo Blvd)
			17	Plan connections from Joe Martinez roadway to park facilities along with trail underpasses	9	File notice with State of Colorado of Intention to convey right-of-way/easement to Pueblo County for the Joe Martinez roadway extension	10	Complete construction of North/South connector road and Spaulding extension with new connection to PMI \$35,000, plus roadway constructed by private developer from East/West Rd on private property)
					10	Convey right -of-way/easement to County for Joe Martinez roadway extension		
					11	Begin construction of North/South connector road and Spaulding extension (Requirement for private development west of Pueblo Blvd)		

Future Park Development and Open Space Areas								
	14	Education and awareness of need to improve natural areas through City's website, Channel 17, and news stories	18	Begin plans for restoration /renovation of natural areas and start initial work \$10,000/year	12	Continue restoration /renovation of natural areas \$10,000	11	Complete restoration/renovation of natural areas \$10,000/year
	15	Work with State Parks and Pueblo West Metro District to identify locations for non-motorized trails connections	19	Work with State Parks and Pueblo West Metro District to identify locations for non-motorized trails connections	13	Develop plan for locations and layout of trails, trailheads, parking	12	Construct non-motorized trails including hard surface bike trails and soft surfaced trails (hiking, biking, mtn. bike, equestrian), and scenic overlook within non-leased property Bike Trails - Ph 1 \$400,000; Ph 2 \$400,000; Ph 3 \$250,000; Ph 4 \$250,000 Soft Surfaced Trails - Ph 1 \$80,000 w/scenic overlook; Ph 2 \$60,000; Ph 3 \$60,000; Ph 4 \$30,000
			20	Begin plans for location and feasibility of an RV campground and Water Park	14	Work with State Parks and Pueblo West Metro District to identify locations for non-motorized trails connections	13	Link non-motorized trails from Pueblo West, YMCA project, Lake Pueblo State Park and Wildhorse Creek south to the Arkansas River trail system
			21	Establish geo-cache sites within the open space area	15	Coordinate the construction of the infrastructure for RV campground & Water Park with developers of property west of Pueblo Blvd	14	Allow for the construction and operation of an RV campground & Water Park
					16	Identify locations of facilities within future natural park areas	15a	Construct Phase 1 park improvements including: gateway entry along 24 th St, \$100,000; 25 acres w/trees/shrubs and drip irrigation - \$200,000

Action Categories	Immediate (within one year)		Short Term (2-4 years)		Mid Term (5-7 years)		Long Term (8-20 years)	
							15b	Construct Phase 2 park improvements including: additional 75 acres w/trees/shrubs and drip irrigation \$660,000, restroom facilities\$300,000, and possible park areas i.e. dog pa rk 4 acres w/fencing, soap box derby
							15c	Construct Phase 3 park improvements including: additional 25-30 acres w/trees/shrubs and drip irrigation \$960,000, picnic shelters \$150,000
							15d	Construct Phase 4 park improvements including: additional 25-30 acres w/trees/shrubs and drip irrigation \$250,000



Action Steps

1. Repair fence on perimeter of property to limit vehicular access points
2. Post signs prohibiting prohibited uses on property along with a public awareness campaign
3. Provide access roads to lease areas and parking in temporary locations until permanent roadways are constructed
4. Enforce City Ordinances prohibiting dumping, discharge of liquids, camping & motorized uses within prohibited areas
5. Identify patterns to assist with the clean up of trash and debris on open space areas
6. Identify lease areas and infrastructure needs for existing and new uses at Sky Corral and PUD including the relocation of the motorcross and oval tracks/Complete new lease agreements with extended terms and new fee structure
7. Coordinate with future developers to size utilities and roadways to allow for improvements to and upgrades to PUD, park, open space & CHV areas
8. File notice with State of Colorado of intention to relocate motorcross area and also the expansion of trails controlled facilities on the property
9. Relocate motorcross area and parking
10. Acquire private landholdings in exchange for the northeast portion of the City's Honor Farm property
11. File notice with State of Colorado of intention to expand an CHV area with designated trails on the property/continue working with State Parks to develop an CHV park at an alternative location
12. Submit proposals and select operator for CHV Park lease
13. Submit request to amend the Conservation Easement Reconveyance Map to allow for privately owned property west of Pueblo Blvd to be added to land acquisition map
14. Complete sale of future private development areas and acquire in holding parcels
15. Approve policy for conveyance of SOE pipeline easement and use of funds
16. Pueblo County completes environmental assessment for Joe Martinez extension roadway
17. Plan connections from Joe Martinez roadway to park facilities along with trail overpasses
18. Begin the restoration of natural open space areas
19. Work with State Parks and Pueblo West Metro District to identify locations for non-motorized trails corridors
20. Begin plans for location, layout, and feasibility of an Air Compressor and an Water Park
21. Establish geo-cache sites within open space area

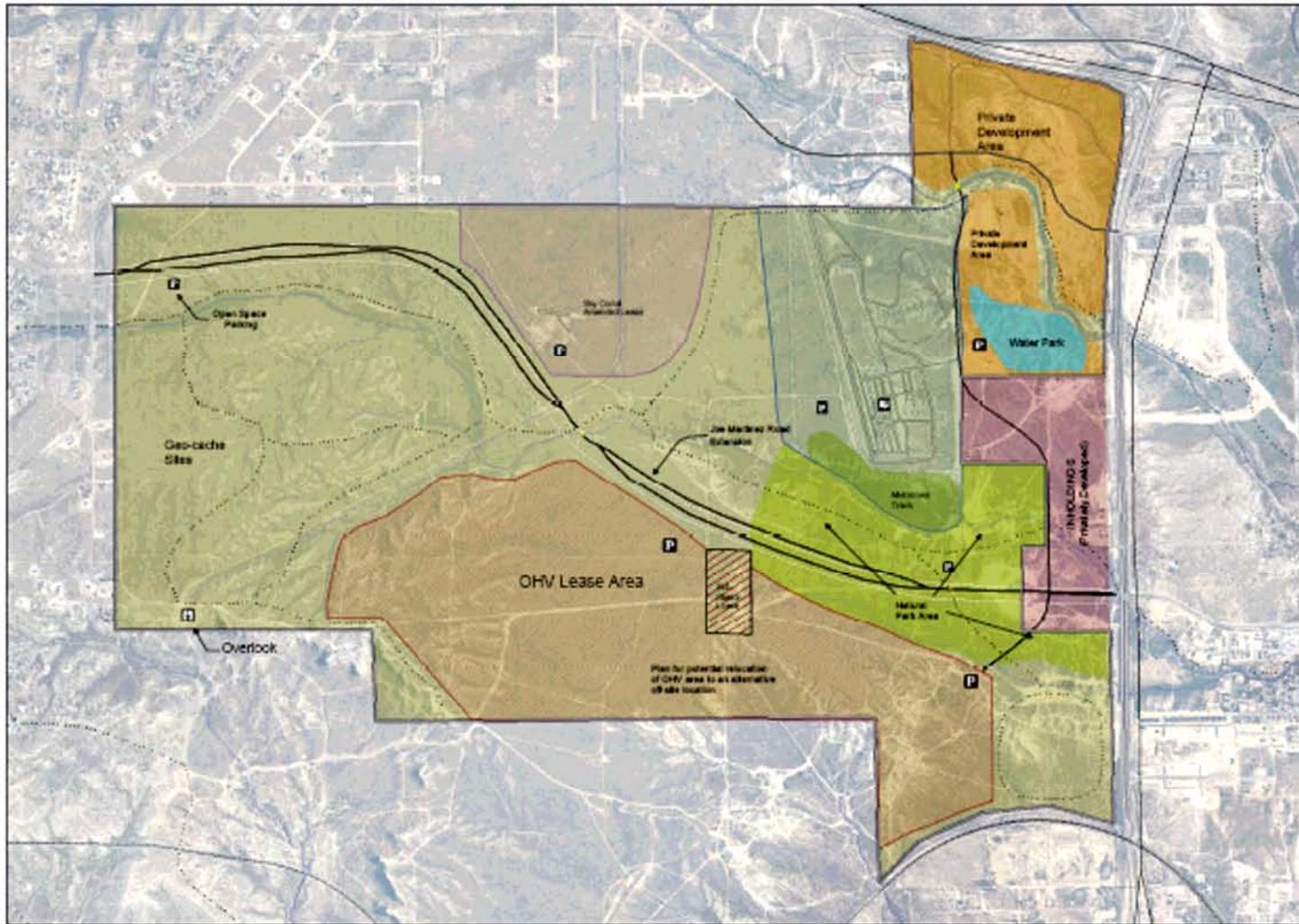
The Honor Farm Park & Open Space - Short Term Actions (2 - 4 years)

Design Development, Operations & Management Pueblo, Colorado Revised May 11, 2007



Legend
 Sign at Fence Opening
 Drainage





Action Steps

1. Enforce City Ordinances prohibiting dumping, discharge of firearms, motorized uses within prohibited areas and camping
2. Review and approve modifications to existing uses or new uses factoring public health requirements
3. Allow for the expansion of the Radio Control (City Council) lease area/old access and parking from Joe Martinez Road
4. Relocate main access to sub-station from Joe Martinez Road
5. Relocate main access road to PMI from north/south roadway between 24th St and Spaulding Avenue
6. Relocate access to City Council from Joe Martinez Road/lose Saunders Road access
7. Construct new OHV access and parking from Joe Martinez Road
8. Continue working with Colorado State Parks to develop an OHV park at a new location other than the Honor Farm
9. Joe Martinez road construction completed
10. North-South roadway construction between 24th & Spaulding completed
11. Complete restoration of open space areas
12. Construct non-motorized recreation trails including a scenic overlook
13. Connect non-motorized trails to Pueblo West YMCA campus, and Lake Pueblo
14. Allow for the construction and operation of an RV campground & Water Park
15. Construct developed park covering 75 acres separated into four phases

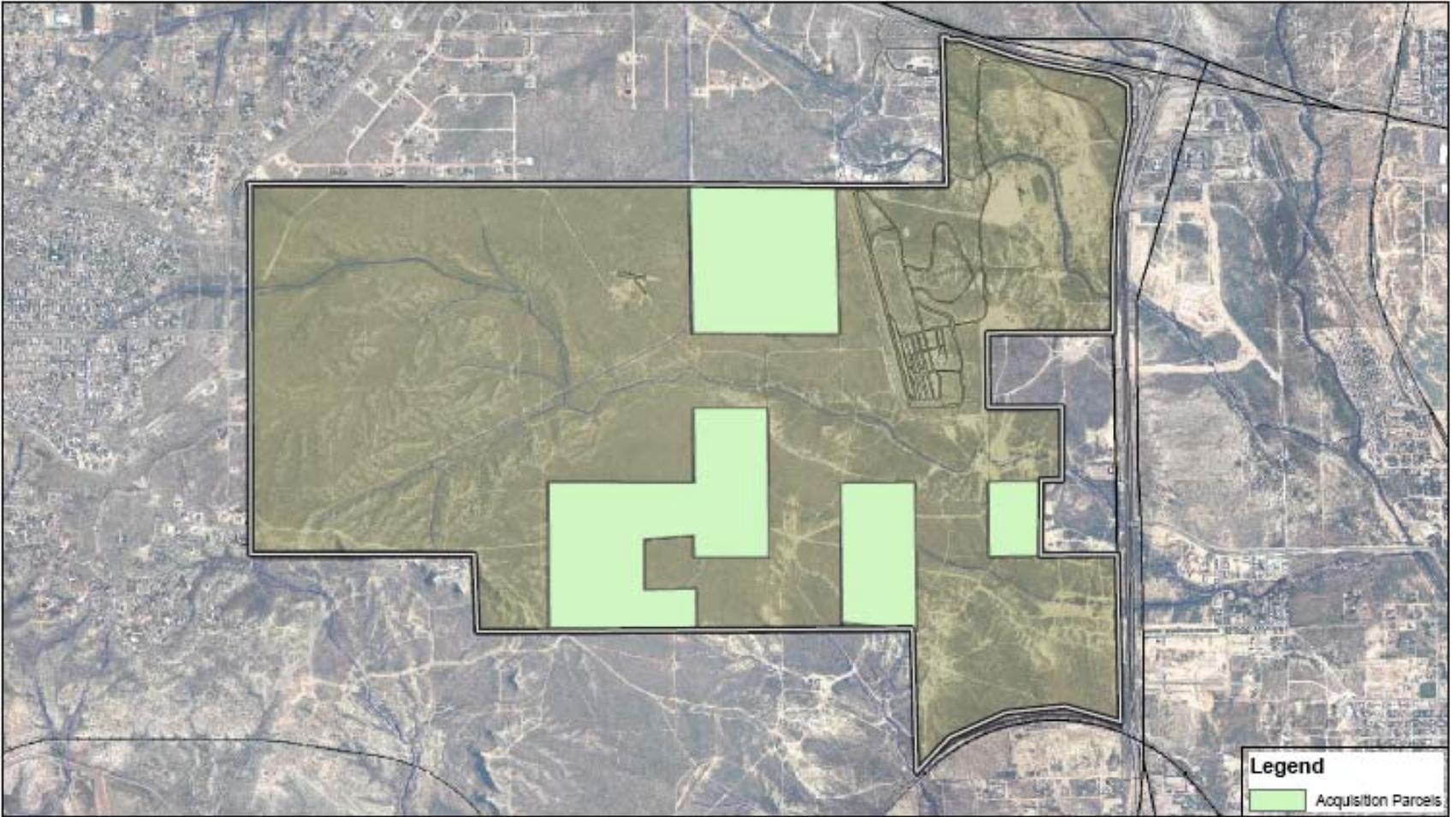
Legend

- Trail Underpass
- Proposed Trails
- Parking
- Joe Martinez Extension
- Roadway Bridge
- Trail Bridge
- Drainage

The Honor Farm Park & Open Space - Long Term Actions (8-20 years)

Design Development, Operations & Management Pueblo, Colorado Revised August 15, 2007

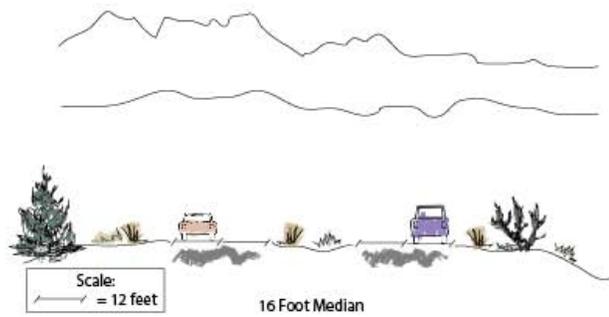




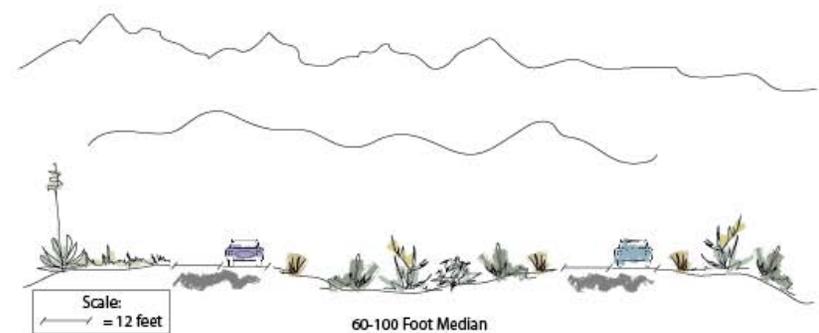
The Honor Farm Park & Open Space - Parcels Recommended for Acquisition

Design Development, Operations & Management Pueblo, Colorado Revised May 11, 2007

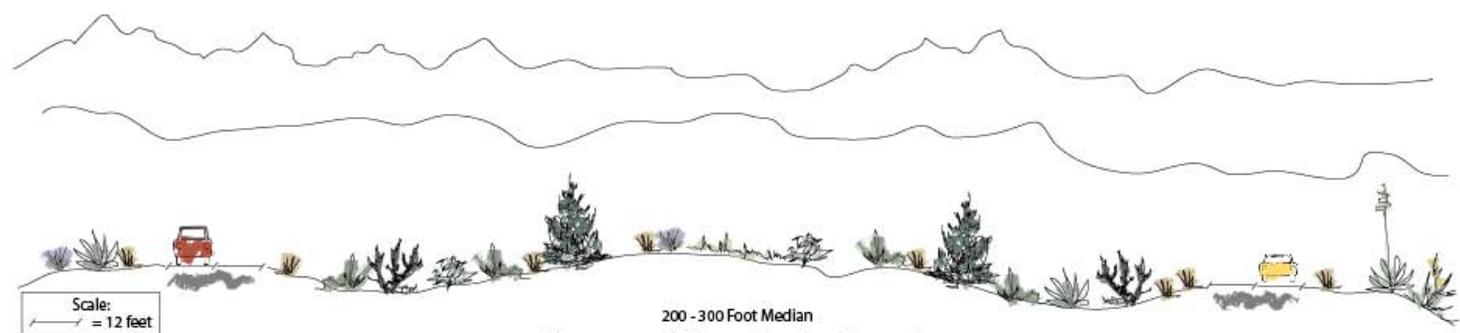




Conceptual Cross Section Type C



Conceptual Cross Section Type B



Conceptual Cross Section Type A

Honor Farm Park & Open Space Project

Preliminary Estimate of Probable Construction Cost

April 9, 2007

Prepared by:
City of Pueblo
Planning Department

PRELIMINARY - NOT FOR CONSTRUCTION

#	Item	Quantity	Units	Unit Price	Item Subtotal
Immediate Actions					
Immediate Actions - Improvements/Facilities					
A. Property Boundary Adjustments					
1	Annexations/Property Surveying	1	ls	\$ 5,000.00	\$ 5,000
B. Property Signage & Road Closure					
2	Boundary signs & OHV prohibited areas	70	ea	\$ 50.00	\$ 3,500
3	Roadway Closure - south end of PMI lease area	1	ea	\$ 1,500.00	\$ 1,500
Subtotal Immediate Actions - Improvements					\$ 10,000
2-4 Years Actions					
2-4 Years Actions - Improvements/Facilities					
A. Property Boundary Adjustments					
4	Appraisal of Northeast Honor Farm Property	1	ls	\$ 10,000.00	\$ 10,000
B. Property Signage					
5	Boundary & Closed Area Signs	50	ea	\$ 50.00	\$ 2,500
C. OHV Lease Area Access Road/Parking					
6	Gravel Access Road	275	lf	\$ 36.00	\$ 9,900
7	Gravel Parking Area	1,340	sy	\$ 15.00	\$ 20,100
Subtotal 2-4 Year Actions - Improvements					\$ 42,500
5-7 Year Actions					
5-7 Year Actions - Improvements/Facilities					
A. Property Boundary Fencing					
8	Construct Post & Cable Fencing	12,000	lf	\$ 10.00	\$ 120,000
B. Property Acquisition					
9	Access Easement to Property from Purcell Blvd	1	ls	\$ 5,000.00	\$ 5,000
C. Trailhead Access & Parking					
10	Access Road and Parking from Purcell Blvd	1	ls	\$ 25,000.00	\$ 25,000
Subtotal 5-7 Year Actions - Improvements					\$ 150,000
8-20 Years Actions					
8-20 Years Actions - Improvements/Facilities					
A. Lease & Park Area Access Roads & Parking					
11	Open Space & Park from Joe Martinez Ext.	1	ls	\$ 60,000.00	\$ 60,000
12	PMI from North/South Roadway, Ph 1 (gravel)	1	ls	\$ 25,000.00	\$ 25,000
13	PMI from North/South Roadway, Ph 2 (paved)	1	ls	\$ 70,000.00	\$ 70,000

14	Sky Corral from Joe Martinez Ext., Ph 1 (gravel)	1	ls	\$	20,000.00	\$	20,000
15	Sky Corral from Joe Martinez Ext., Ph 1 (paved)	1	ls	\$	50,000.00	\$	50,000
16	OHV from Joe Martinez Ext.	1	ls	\$	90,000.00	\$	90,000
B. Non-Motorized Trails							
17	Construct Concrete Bike Trails, Ph 1	2.5	mi	\$	160,000.00	\$	400,000
18	Construct Concrete Bike Trails, Ph 2	2.5	mi	\$	160,000.00	\$	400,000
19	Construct Concrete Bike Trails, Ph 3	1.5	mi	\$	160,000.00	\$	240,000
20	Construct Concrete Bike Trails, Ph 4	1.5	mi	\$	160,000.00	\$	240,000
21	Construct Soft Surfaced Trails & Overlook, Ph 1	1.0	ls	\$	80,000.00	\$	80,000
22	Construct Soft Surfaced Trails, Ph 2	1.0	mi	\$	60,000.00	\$	60,000
23	Construct Soft Surfaced Trails, Ph 3	1.0	mi	\$	60,000.00	\$	60,000
24	Construct Soft Surfaced Trails, Ph 4	0.5	mi	\$	60,000.00	\$	30,000
C. Natural Park Improvements							
25	Gateway Entry along 24 th St.	2.5	ac	\$	40,000.00	\$	100,000
26	Trees/shrubs and drip irrigation, Ph 1	25	ac	\$	8,000.00	\$	200,000
27	Trees/shrubs and drip irrigation, Ph 2	75	ac	\$	8,800.00	\$	660,000
28	Restroom Facility, Ph 2	1	ls	\$	300,000.00	\$	300,000
29	Trees/shrubs and drip irrigation, Ph 3	100	ac	\$	9,600.00	\$	960,000
30	Picnic Shelters, Ph 3	3	ea	\$	50,000.00	\$	150,000
	Park Improvements - 15% Contingency					\$	600,000
	Professional Survey/Design Fees (7.5%)					\$	300,000
	Subtotal 8-20 Year Actions - Improvements					\$	5,310,000

Honor Farm Park & Open Space Project

Preliminary Estimate of Probable O & M Costs

April 9, 2007

Prepared by:

City of Pueblo

Planning Department

PRELIMINARY - NOT FOR CONSTRUCTION

#	Item	Quantity	Units	Unit Price	Item Subtotal
Immediate Actions					

Immediate Actions - Operations & Maintenance

A. Enforce City Ordinances prohibiting dumping, firearms, OHV uses

4	Police patrols (2 officers for 20 weekends)	40	days	\$	600.00	\$	24,000
---	---	----	------	----	--------	----	--------

Subtotal Immediate Actions - O & M **\$ 24,000**

1-3 Years Actions**1-3 Years Actions - Operations & Maintenance****A. Enforce City Ordinances prohibiting dumping, firearms, OHV uses**

9	Public Awareness Campaign	1	ls	\$ 2,500.00	\$ 2,500
10	Police patrols (2 officers for 20 weekends)	40	days	\$ 600.00	\$ 24,000

B. Property Restoration

11	Start Restoration of Natural Areas	1	ls	\$ 10,000.00	\$ 10,000
----	------------------------------------	---	----	--------------	-----------

Subtotal 1-3 Year Actions - O & M **\$ 36,500**

5 Year Actions**5 Year Actions - Operations & Maintenance****A. Enforce City Ordinances prohibiting dumping, firearms, OHV uses**

15	Police patrols (2 officers for 20 weekends)	40	days	\$ 600.00	\$ 24,000
----	---	----	------	-----------	-----------

B. Property Restoration

16	Continue Restoration of Natural Areas	1	ls	\$ 10,000.00	\$ 10,000
----	---------------------------------------	---	----	--------------	-----------

Subtotal 5 Year Actions - O & M **\$ 34,000**

5-20 Years Actions**5-20 Years Actions - Operations & Maintenance****A. Enforce City Ordinances prohibiting dumping, firearms, OHV uses**

37	Police patrols (2 officers for 20 weekends)	40	days	\$ 600.00	\$ 24,000
----	---	----	------	-----------	-----------

B. Property Restoration

38	Continue Restoration of Natural Areas	1	ls	\$ 10,000.00	\$ 10,000
----	---------------------------------------	---	----	--------------	-----------

C. Developed Park & Open Space Maintenance

39	Phases 1, 2 & 3	200	ac	\$ 1,000.00	\$ 112,500
40	Trail Maintenance	11.5	mi	\$ 1,000.00	\$ 11,500
41	Roads & Parking Maintenance	60,000	sqft	\$ 0.25	\$ 15,000
42	Open Space Area Maintenance	750	ac	\$ 50.00	\$ 37,500

Total 5-20 Year Actions - annual O & M at buildout **\$ 298,000**

HONOR FARM PARK & OPEN SPACE

FUNDING STRATEGIES

Action Steps	Public-Private Partnership	Exchange of Property	State Trails OHV	CTF Funds	GOCO Loc Gov	GOCO Large Scale	Trans Enhancement	Donations	State Trails Non-Motor	Gate, Event & User Fees	Urban Renewal TIF	Public Improve Fee (PIF)	Bus Improve Dist (BID)	Payment In-Lieu of Taxes (PILOT)	Certificates of Participation	Inter-Gov Revenues	Exactions	General Fund
Immediate Actions																		
Improvements																		
Annexations	X															X		X
Boundary Signs	X																	
Road Closures																		
Oper & Maint. Park patrols																X		X
Short Term Actions																		
Improvements																		
Land Adjustments	X	X	X								X				X		X	
Boundary Signs	X		X													X		X
OHV Access & Parking	X		X					X	X									
Oper & Maint. Park patrols	X													X		X		X
Resource Restor.	X		X					X						X				
Mid-Term Actions																		
Improvements																		
Boundary Fencing	X									X	X	X	X	X		X		
Access easement	X	X									X					X		
Martinez West open space Access & Parking	X			X				X	X		X			X	X	X		
Oper & Maint. Park patrols	X													X		X		X
Resource Restor.	X		X					X						X				

Action Steps	Public-Private Partnership	Exchange of Property	State Trails OHV	CTF Funds	GOCO Loc Gov	GOCO Large Scale	Trans Enhance	Donations	State Trails Non-Motor	Gate, Event & User Fees	Urban Renewal TIF	Public Improve Fee (PIF)	Bus Improve Dist (BID)	Payment In-Lieu of Taxes (PILOT)	Certificates of Participation	Inter-Gov Rev	Exactions	General Fund
Long-Term Actions																		
Improvements																		
Access Rds & Parking from Joe	X		X				X		X		X	X		X	X	X		
Minoritized				X	X	X	X		X		X	X		X	X	X		
Natural Park				X	X	X		X			X	X		X	X	X	X	
Improvements																		
Oper & Maint.																		
Park patrols	X									X			X	X		X		
Resource	X		X					X		X						X		
Natural Park O&M	X									X			X					
Restoring Trails O&M	X		X							X			X					
Park Roads & Parking O&M	X									X								
Open Space O&M	X									X								

Potential Operating Entity Options

- Authority** – Established through an intergovernmental agreement between the City of Pueblo and a operating and management authority to oversee the development and operation of the lease areas within the Honor Farm property and the operation and management of the natural park, open space and trails. An example of the options is the Historic Arkansas Riverwalk Project Authority developed as the management entity for the HARP project through a intergovernmental agreement between the City, Pueblo County, the Pueblo Conservancy District and the Board of Water Works.
- City Parks & Recreation Department** – The City Parks and Recreation Department would be responsible for the of the oversight of the lease areas within the Honor Farm property and the development, operation and management of the natural park, open space and trails.
- Recreation & Park District/Special Improvement District** – Could be established with the approval of the Pueblo City Council and approval of over 50% of the eligible electors within the proposed district boundaries. The district has the ability to assess property taxes and collect fees and charges for services. Since the majority of the property within the district would be owned by the City of Pueblo, there would be minimal opportunity to generate income from property taxes. The district would not be able to impose sales and other taxes that can be assessed within a city or county.

HONOR FARM PARK & OPEN SPACE

Current and Potential Funding Sources

The following are current and potential funding options available for developing, operating and maintaining the Honor Farm Park & Open Space facilities owned by the City of Pueblo. While the City has used many of these mechanisms in the past, some of these are new and may provide an opportunity for additional funding.

1. **General Fund:** This is the City's primary source for operating revenue. Most of this revenue comes from on the sale of merchandise within the city's boundary and taxes levied on property. During the last fiscal year, the City appropriated approximately \$60 million from this source. In a typical year, the General Fund represents about 70% of the City's total operating budget. During the last budget year, the City allocated approximately \$3.9 million from this source to fund park and recreation operations.
2. **General Obligation Bond:** These are voter-approved bonds with the assessment placed on real property. This property tax is levied for a specified period of time (usually 10-20 years). Passage requires a majority approval by the voters. Major disadvantages of this funding option are the approval requirement and the high interest costs. The County recently passed a bond measure, known as Referendum A-1 which allocates approximately \$5.0 million for park rehabilitation and development. These funds have been earmarked for other projects outside of the City's Honor Farm property.
3. **Revenue Bonds:** These bonds are sold and paid for from the revenue produced from the operation of a facility. The City does not have any recreational facilities funded in this manner. Since there are no major revenue producing facilities, this funding mechanism may not be a viable alternative.
4. **Donations:** The donations of labor, land, or cash by service agencies, private groups or individuals are a popular way to raise small amounts of money for specific projects. In the past, non-profit foundations and local service groups have been active in upgrading or developing small projects in Pueblo.
5. **Exchange of Property:** In the case of the City's Honor Farm property, parcels of land with some development value could be traded for private land more suitable for park use. This may be a viable alternative to rearrange the boundaries of the Honor Farm property to accommodate the master plan for the property. The exchange of property must comply with the provisions of the conservation easement granted to the State of Colorado at the time the property was acquired by the City.
6. **Joint Public/Private Partnership:** This concept sometimes referred to as "outsourcing" has become increasingly popular for park and recreation agencies. The basic approach is for a public agency to enter into a working agreement with a non-profit or private corporation to help fund, build, and/or operate a public facility. Generally, the three primary incentives a public agency can offer is the use of the City's land at a reduced or no cost to place a facility (usually a park or other parcel of public land), certain tax advantages and access to the facility. This type of partnership is being utilized by the City for the operation of Pueblo Motorsports Park, Sky Corral Radio Controlled Park, the Pueblo Zoo, the Pueblo Nature Center, and City/County Animal Control Shelter. While the public agency may have to give up certain responsibilities or control, it is one way of

obtaining and/or operating public facilities at a lower cost. There may be the opportunity for the City to work cooperatively through a partnership to develop an Off-Highway Vehicle area, RV campground, and a water park within the Honor Farm that complies with the provisions of the conservation easement granted to the State of Colorado.

7. Intergovernmental Partnerships: The City is in a unique position to develop additional partnerships with other jurisdictions or agencies to implement projects, operations, and maintenance tasks identified in the plan. Some potential partners include Pueblo County, Pueblo West Metropolitan District, Colorado State Parks, Aquila, Colorado Springs Utilities, Colorado Department of Transportation and various other private groups.
8. State of Colorado Conservation Trust Fund: The Colorado Constitution, as amended in 1992, provides the net proceeds of the Colorado Lottery to be used for state and local parks, recreation facilities, open space, environmental education and wildlife habitat. The Conservation Trust Fund (CTF) is one of three funds established to accomplish these goals. CTF receives 40% of all net lottery proceeds. The State of Colorado distributes CTF dollars from net lottery proceeds to counties, cities, towns, and Title 32 special districts that provide park and recreation services. CTF funds are distributed quarterly on a per capita basis. Funding can be used for the acquisition, development, and maintenance of new conservation sites or for capital improvements or maintenance for recreational purposes on any public site. The City of Pueblo receives approximately \$1 million dollars annually in proceeds from the Conservation Trust Fund. The CTF funds are allocated on an annual basis as part of the budget approved by City Council.

9. Public/Government Grant Programs:

9a. Great Outdoors Colorado (GOCO): The GOCO Amendment to the state constitution dedicates a portion of state lottery proceeds to projects that preserve, protect, and enhance Colorado's wildlife, parks, rivers, trails, and open spaces.

GOCO's local government program awards competitive grants are awarded to counties, municipalities and special districts to acquire, establish, expand, and enhance park, outdoor recreation and environmental education facilities. Projects include picnic areas, park landscaping (trees, shrubs, irrigated grass areas), ballfields, outdoor sports complexes, skate parks, playgrounds, and swimming pools.

GOCO Large-scale and Legacy projects are of regional or statewide significance and are encouraged to integrate the Board's funding categories of outdoor recreation, wildlife, open space, and local government projects. They are large-scale, multi-year projects to which GOCO has made multi-million dollar commitments. To date, Pueblo has received three legacy project awards for the Historic Arkansas Riverwalk (\$1million), Arkansas River Legacy (\$2 million), and Minnequa Lake (\$2.3 million). A large-scale project in the amount of \$500 thousand has been awarded for the Historic Arkansas Riverwalk.

9b. Intermodal Surface Transportation Efficiency Act (ISTEA): Over the years, Colorado has received considerable revenue for trail related projects. Originally called The Intermodal Surface Transportation Efficiency Act (ISTEA), it funded a wide variety of transportation related projects. In 1998 this program was modified some and is now referred to as TEA21. Funding for this program had been reauthorized by the Federal Government through FY 2005. These funds can generally be used for landscape and amenity improvements related to trail and transportation projects. (Arkansas River Trail,

CSU-Pueblo Trail, Santa Fe Avenue landscape improvements, Pikes Plaza in the Historic Arkansas Riverwalk)

10. Urban Renewal District: Designating an area a redevelopment district is a way of stimulating the economic revival of blighted urban, suburban, and sometimes even rural neighborhoods. The finance mechanism employed by such districts is called Tax Increment Financing (TIF), and works like this. When a TIF plan is adopted, the assessed valuation of real property within the designated redevelopment area is frozen. Taxes are paid on the property at this base level while improvements to the area are made, new businesses are attracted, and property values rise. Typically, any increase in the assessed value of the property or additional sales tax revenues makes up the tax increment, which is then used to pay project costs or repay the bonds or other obligations that helped finance the project. By investing in a designated area, the TIF technique has aptly been described as a means of borrowing against the speculative gain that a project should bring. Tax increments are used for a variety of purposes, including on-site improvements such as utilities, lights, construction of streets, and developing parks.
11. Public Improvement Fee: A Public Improvement Fee (PIF) is a fee collected on all sales transactions within a specific retail area. A PIF is specifically a fee and **NOT** a tax; therefore, it becomes a part of the overall cost of the sale/service and is subject to sales tax. The City of Pueblo currently collects a PIF fee of 0.5% on sales transactions at the Pueblo Crossing Retail Center. A PIF is collected for the benefit of a public improvement corporation and is used to finance the public improvements surrounding the retail center. Examples of public improvements that PIF pay for are roads and bridges, water and sewer connections, landscaping, lights, parking areas and development of parks, open space and trails. Some sales transactions such as food for home consumption and medical supplies are exempt from the PIF fee.
12. Business Improvement Districts: BIDs assess residents within set boundaries for additional services, such as park maintenance and public safety. They are unique, however, in that they establish a partnership between property owners and businesses in commercial areas for the purpose of improving the business climate in a defined area. Impetus for the BID generally comes from business and property owners hoping to attract new customers by improving and maintaining public amenities such as parks, streetscapes, or lighting along streets and pedestrian walkways. These business owners want better city services and are willing to pay for it -- within their commercial area. This funding mechanism permits a public agency to assess land parcels. The assessment revenues can be used for parkland acquisition, development and/or maintenance. Establishment of an assessment district requires a majority vote of property owners. The agency can choose to use the revenue generated on a pay as you go basis or can sell bonds in order to receive a lump sum amount. The bonds are then paid back from the annual revenue generated from the assessment.
13. Payment In-Lieu of Taxes: A payment in lieu of tax is a cash payment or services provided at no charge to a local government. There may be a formula for computing the payment, or it may be an amount negotiated each year. Various services also may be provided to municipal governments as PILOTs. PILOT applies to organizations that are exempt from the property tax who enter into voluntary agreements with local governments to make payments in lieu of taxes.

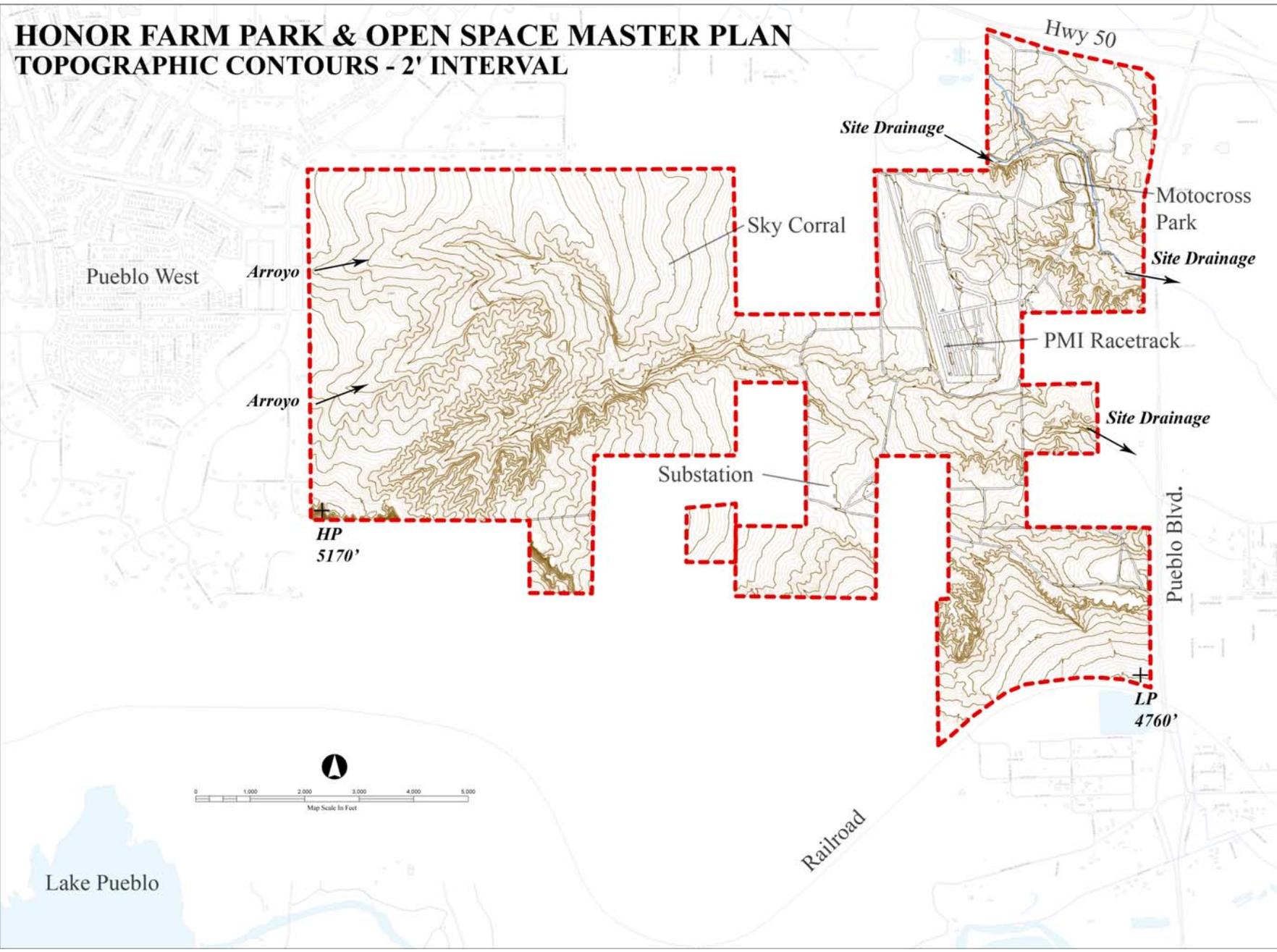
14. Certificates of Participation: A "Certificate of Participation" (COP) is a financing mechanism whereby a special corporation is established (either non-profit or private) to complete a community capital project that could be for buildings, utilities, structures or other facilities, or property developments, including streets and landscaping. The money from the sale of the COP's is used to build the new improvement. The special corporation finances the construction of the improvement and leases the facility to the local, county or state government agency. The special corporation sells COP's, which entitle the investor to a share of the lease revenues. The special corporation assigns the proportionate undivided interests in the rights to receive the lease payment as set up within a financing contract with the government entity. The special corporation has the financial obligation to the COP-holders and the general revenues of the local government agency are not formally obligated to pay back a bond.
15. User Fees: User fees are generally intended to cover the cost of providing park and recreation services, although often times they do not. Since they are generally exempt from tax limitation laws, user fees are an increasingly popular financing tool for local lawmakers. Far more than federal or state governments, local governments collect the bulk of user fees. These funds are then used to pay for park maintenance and operations.
 - 15a. Park Admission Fees: Park admission fees are also intended to cover the cost of providing park and recreation services, although often times they do not fully cover those costs. The fees are used to pay for park maintenance and operations. A down side to admission fees is the operating costs to collect the fees. Often times gate attendants collect the fees or a fee station is established for a self-service gate admission. The self-service system usually requires a law enforcement presence at the park to make sure park users have paid admission fees.
 - 15b. Parking Fees: The use of parking fees at major park facilities, trailheads, and other activity areas is another method of generating revenues to help in covering the cost for park maintenance and operations. Parking fees are normally set up at areas that have a higher number of park visitors. In some cases self-service parking fee systems have been successfully utilized.
 - 15c. Event Fees: Event fees can be collected as a facility charge on all paid admissions for events regardless of the actual ticket or admission price. The proceeds can be used maintenance and repair to the park and open space facilities, as well as the renovation or replacement of park and open space facilities.
16. Exactions: Land dedications for public park and open space, as well as costs of necessary public improvements that are fully or partially funded by adjacent landowners. Examples of these public improvements could include roadways connecting to the Honor Farm, water and sanitary sewer connections and temporary stormwater detention facilities.
17. Public Land Trusts: Private land trusts such as the Trust for Public Land, Inc. could potentially acquire and hold private in-holdings identified in the master plan for eventual acquisition by the City of Pueblo.

Honor Farm History	
1871	From 1871 to 1889 the Honor Farm land is homesteaded and patents are filed on the land.
1920	Between 1920 and 1922 the State Hospital, under the Colorado Department of Institutions, purchases 72 acres and moves its dairy from the main hospital grounds north of downtown Pueblo and develops a farming area on the property north of the Arkansas River now known as the Old Honor Farm.
1922	Eleven more acres are added to expand the dairy operation to approximately 83 acres.
1946	Over an 18-year period from 1946 to 1964 an additional 4,000 acres is purchased by the Colorado Department of Institutions in anticipation of expanding its operation to produce the needed milk and vegetables to feed nearly 6,000 patients. The northern portion of this additional property is the City's Honor Farm recreation and open space park.
1964	The State Hospital Dairy became less feasible due to a decrease in patients related to the development of new medications in the late 1950's to treat patients. With new legislation in 1963-1964 dealing with the care, treatment, and cure of the mentally ill, the operation of the State Hospital Dairy Farm draws to a close. Between 1964 and 1974, the State Hospital transfers the 4,000 acres of Dairy Farm land to the Colorado Division of Corrections within the Department of Institutions, ending a 44-year profitable and award-winning operation. The Division of Corrections operates the Dairy Farm during this period, thus keeping the land within the Department of Institutions.
1974	In 1974, State Representative Bob Jackson of Pueblo recommends that the Dairy property be leased to the City of Pueblo as a buffer zone between Pueblo and Pueblo West and for future recreational expansion, rather than have the State dispose of the property as surplus property. The property is leased to the City of Pueblo for a 20-year period. During the term of the lease the property is used for a motor sports park, a radio-controlled airplane area, two equestrian facilities and as open space. Several "unorganized" uses including off road vehicles and motorcycles started to occur on a large portion of the property. Hunting and target practice also begin taking place on the property. Illegal dumping of trash and tires occurs in several places.
1975	Pueblo Motorsports Park begins hosting drag race and road course events on the 900 acres sub-leased from the City of Pueblo.
1986	On July 25, 1986 the Department of Corrections (formerly the Division of Corrections) exchange the Honor Farm land with the Colorado Division of Parks, Department of Natural Resources, for land located at Rifle State Recreation Area.
1989	The Colorado Division of Parks approves the Honor Farm Management Plan that establishes management goals and guidelines to ensure that the current and future uses of the property are appropriate. The plan provides two options for the management of the property including the direct management of the property by Colorado State Parks or the indirect management of the property by the City or another entity. The direct option with Colorado Division of Parks managing the Honor Farm is recommended within the Management Plan. But ultimately the indirect option is implemented with the City continuing to lease 4,100 acres of the Honor Farm.

1991	The City and Colorado Division of Parks agree to begin working cooperatively to implement guidelines within the “direct management” option including planning for the acquisition of private owned in-holding parcels, surplus land disposal, controlling access points and establishing use zones and sub-lease areas.	
1993	City submits written notice of intent to renew lease agreement including a description of those properties that the City desires to include in the lease renewal.	
1994	The City’s lease is renewed in 1994 and continues until June 2001.	
1997	The City is awarded an open space grant in the amount of \$350,000 from the Board of the Great Outdoors Colorado (GOCO) to assist in the purchase of privately owned in-holdings surrounded by the State property leased by the City.	
2001	On June 29, 2001, the City trades 177 acres of in-holdings acquired with the GOCO and City funds to Colorado State Parks and purchases 2,353 acres of the northern portion of the property leased from the State of Colorado. As a condition of the purchase, the City grants a conservation easement to the State of Colorado, acting by and through the Department of Natural Resources. The City’s Honor Farm lease is terminated and the remaining 1,600 acres of the southern portion of the Honor Farm is combined with Lake Pueblo State Park, except for a 25-acre area leased by the City for the Pueblo Raptor Center.	
2002	A survey of the City and State Honor Farm properties, as well as the City’s Nature Center property is completed by URS Corporation.	
2005	On August 8, 2005, the City accepts a quitclaim deed for 19.9 acres of property adjacent to existing City Honor Farm property from the United States Department of the Interior. The federal government property was originally acquired as a site for a power sub-station. The property is transferred to the City and stipulated for park and open space uses.	
2006	In June, 2006, the Pueblo City Council approves a contract for the completion of the Honor Farm Park and Open Space Master Plan covering the City’s portion of the Honor Farm property. The scope of work in the Master Plan contract includes many of the management actions proposed in the 1989 Colorado Division of Parks Management Plan including evaluating access points, establishing use zones (open space, motorized area, sub-lease areas, land disposal, land acquisition, and the cost for management, operation and development of the property.	
2006	In July, 2006 City Council appoints a 12-member Honor Farm Advisory Committee to work with the consultant, city staff and the general public to develop a park and open space master plan recommending goals and policies for the operation, management, and development for the City’s Honor Farm property to City Council for approval.	
2006	In July, 2006 City Council approves ordinances that allow for the City’s traffic code, along with the trespass ordinance to be enforced within the City’s Honor Farm property.	
2006	In October, 2006, Colorado State Parks and the City jointly fund the construction of a barbed-wire boundary fence between the northern portion of the property acquired by the City and the southern portion of the property retained by the State of Colorado.	
2007	In July, 2007 City Council approves the Honor Farm Park and Open Space Master Plan based on the Honor Farm Advisory Committee’s recommendations for operation, management and development of the City’s property.	

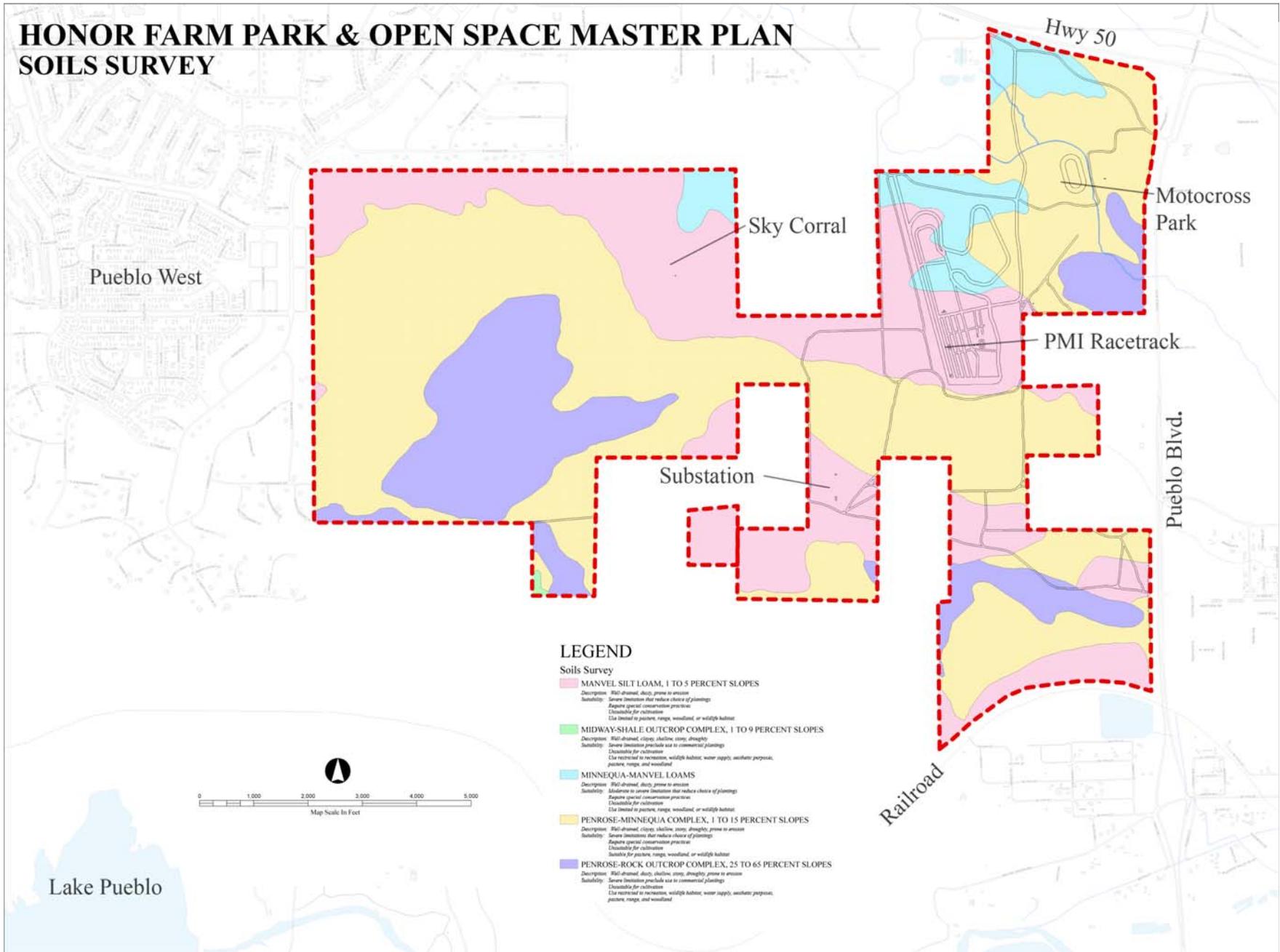
HONOR FARM PARK & OPEN SPACE MASTER PLAN

TOPOGRAPHIC CONTOURS - 2' INTERVAL



HONOR FARM PARK & OPEN SPACE MASTER PLAN

SOILS SURVEY



LEGEND

Soils Survey

- MANVEL SILT LOAM, 1 TO 5 PERCENT SLOPES**

Description: *Reddish-brown, clayey, prone to erosion*

Suitability: *Severe limitations that reduce choice of plantings*

Requires special conservation practices

Unsuitable for cultivation

Use limited to pasture, range, woodland, or wildlife habitat
- MIDWAY-SHALE OUTCROP COMPLEX, 1 TO 9 PERCENT SLOPES**

Description: *Reddish-brown, clayey, shaly, stony, strongly*

Suitability: *Severe limitations preclude use in commercial plantings*

Unsuitable for cultivation

Use restricted to recreation, wildlife habitat, water supply, wetland purposes, pasture, range, and woodland
- MINNEQUA-MANVEL LOAMS**

Description: *Reddish-brown, clayey, prone to erosion*

Suitability: *Moderate to severe limitations that reduce choice of plantings*

Requires special conservation practices

Unsuitable for cultivation

Use limited to pasture, range, woodland, or wildlife habitat
- PENROSE-MINNEQUA COMPLEX, 1 TO 15 PERCENT SLOPES**

Description: *Reddish-brown, clayey, shaly, stony, strongly, prone to erosion*

Suitability: *Severe limitations that reduce choice of plantings*

Requires special conservation practices

Unsuitable for cultivation

Suitable for pasture, range, woodland, or wildlife habitat
- PENROSE-ROCK OUTCROP COMPLEX, 25 TO 65 PERCENT SLOPES**

Description: *Reddish-brown, clayey, shaly, stony, strongly, prone to erosion*

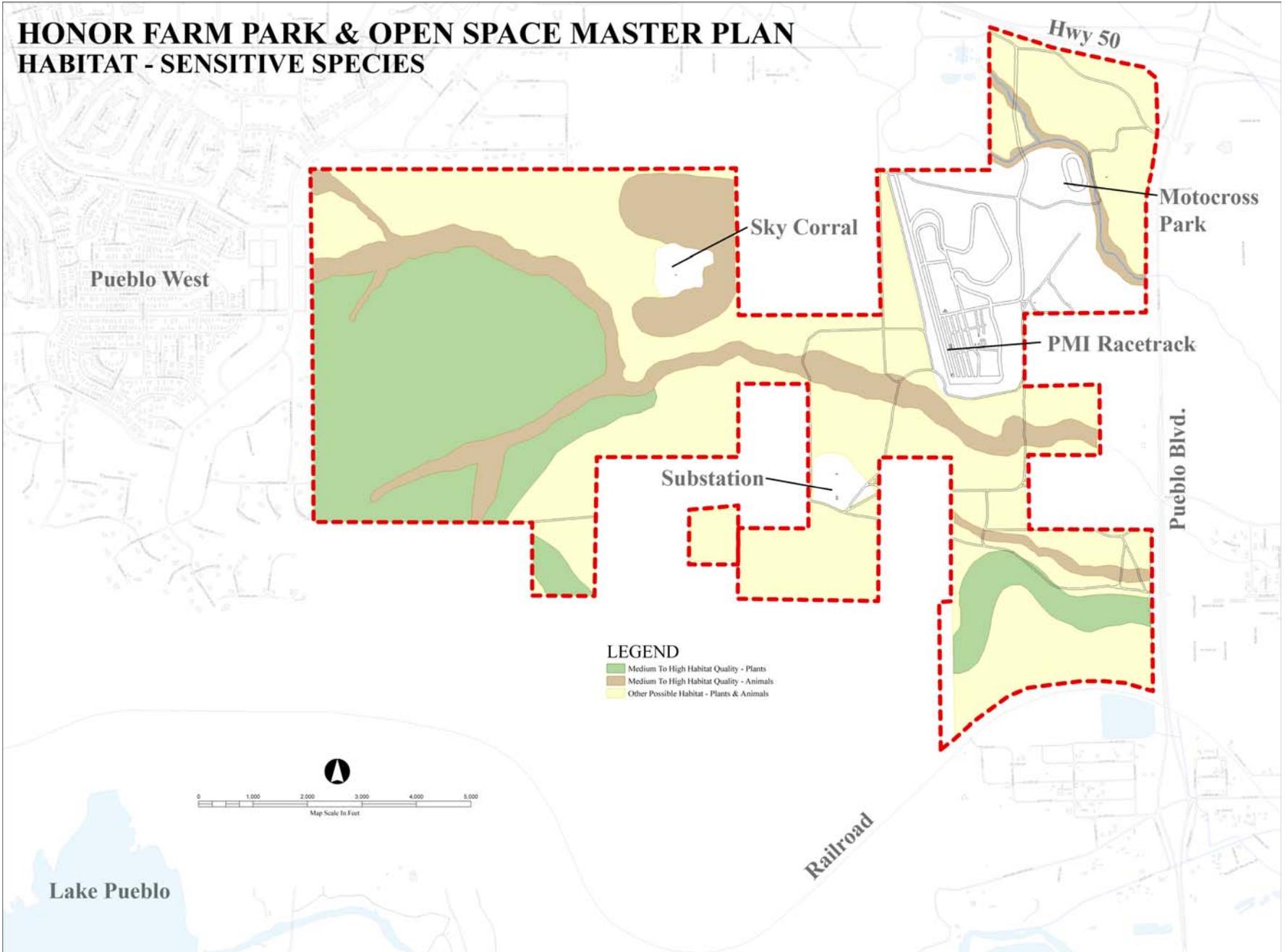
Suitability: *Severe limitations preclude use in commercial plantings*

Unsuitable for cultivation

Use restricted to recreation, wildlife habitat, water supply, wetland purposes, pasture, range, and woodland

HONOR FARM PARK & OPEN SPACE MASTER PLAN

HABITAT - SENSITIVE SPECIES



HONOR FARM PARK & OPEN SPACE MASTER PLAN

WIND, DUST, NOISE

