Colorado Smelter Revitalization Plan

October 2020
INTRODUCTION

The Community
The Bessemer, Eiler’s Heights and Grove neighborhoods grew up around the steelworks industry in the late 1800s, attracting diverse immigrants from all over the world, including Italy, Slovenia and Mexico. Many remnants of a former factory town are present today including the small Minelqua Town Company cottage housing, churches, family restaurants, neighborhood bars, historic buildings, and a rich collection of ethnically diverse cultures. Eiler’s Heights is affectionately known to some residents as “Bojon Town.” Despite these neighborhood treasures, the area currently suffers from a significant lack of investment in housing, infrastructure, services and economic development. In 1950, the construction of I-25 divided the neighborhood. Decades of smelting also resulted in contaminated soil throughout the area. Challenges include concerns about crime, small and aging housing stock, sidewalks in disrepair and a partially vacant commercial district. The community is eager for reinvestment to revive resident quality of life, celebrate their rich cultural heritage and support the local economy. In addition, the City of Pueblo will coordinate with the Colorado Coalition for Homeless to provide continued care and address the needs of homeless populations.

The Colorado Smelter Revitalization Project
In 2014, the EPA designated the Colorado Smelter Superfund site due to high levels of arsenic and lead at the former Smelter Facility and slag pile (Operable Unit 2), and in soils throughout much of the surrounding community properties (Operable Unit 1). While residential soil cleanup has been progressing, EPA sponsored the Colorado Smelter Revitalization Project (CSRP), a collaboration of local, state and federal agencies to support revitalization of the area. The CSRP, with support from EPA’s Superfund Redevelopment Initiative, sponsored a community planning process resulting in a collaborative vision to guide future investment and revitalization. CSRP goals include:

• Support neighborhood revitalization around the Colorado Smelter area.
• Coordinate and leverage investments among local, state and federal agencies.
• Build on earlier planning efforts including outcomes from the 2016 Superfund Community Visioning Workshop and the 2017 Building Blocks Workshop for Equitable Development.
• Inform EPA cleanup, the City’s neighborhood plan update, and the Pueblo Department of Public Health and Environment (PDPHE) health disparities grant for an improved built environment and future neighborhood planning.

Revitalization Themes
On October 30, 2018, the CSRP hosted a community visioning workshop to identify revitalization strategies around the following three themes:
1. Connectivity and Cultural Heritage
2. Thriving Neighborhoods
3. Vibrant Commercial

This report summarizes the outcomes of the visioning session including revitalization goals, strategies, implementation examples and resources.

Funded by EPA Region 8 and the Superfund Redevelopment Initiative
**GOALS**

- Improve streetscapes by designating commercial and residential traffic corridors with enhanced aesthetic, user improvements, and neighborhood gateways.
- Connect the neighborhoods to recreation, amenities and downtown with additional on-street & off-street pedestrian facilities.
- Designate a history trail connecting neighborhood heritage sites with wayfinding street signage.
- Establish neighborhood plazas for cultural events.
- Work with CDOT to increase pedestrian and system safety at conflict points along Santa Fe Ave (US HWY 50 BUS) and Northern Ave (US HWY 78).

**STRATEGIES**

1. **Create Greenway Connector Trail**

   The neighborhoods are ideally situated between and adjacent to Downtown Pueblo, new recreational amenities at Runyon Lake, the Arkansas River trail system and Lake Minnequa. The anticipated clean up of the slag piles and I-25 re-alignments offer a strategic opportunity to create a north-south trail connection from Eiler’s Heights to the Arkansas River. Creating an additional connection on the west side of Eiler’s Heights would create a loop connecting many of Pueblo’s recreational amenities. The Watertower Place is looking to create direct pedestrian access to the Riverwalk via renovating existing tunnels. The Bessemer Ditch Company canal also offers an opportunity to extend a bike trail west to the community college.

2. **Improve Streetscapes**

   The community prioritized specific streets (shown on Page 5 “Commercial & Residential Corridors”) for near-term improvements that include lighting, sidewalks, pedestrian safety, parking, signage, landscaping, bike racks and bus shelters. The cross-sections (shown on Page 5) illustrate how to make better use of the right of way and differentiate neighborhood collectors (such as Mesa) and commercial arterial streets (such as Northern and Santa Fe) through different approaches to parking, bike lanes, landscaping and pedestrian safety features. In addition, sidewalk improvements are needed throughout the neighborhood as well as street trees for shade and bus stops with benches. Street improvements can extend over I-25 with enhanced pedestrian safety and cultural art features. Street improvements can be coordinated with extending high-speed internet to commercial areas. Funding sources could include Community Development Block Grants (CBDG), a Business Improvement District and federal transportation grants.
3. Create Heritage Trail with Landmarks and Signage

The community would like to celebrate its diverse cultural and industrial heritage by adding wayfinding signage and landmarks throughout the neighborhood. Signage along the primary bike, pedestrian and vehicular routes could designate neighborhood gateways, retail centers and directions to the Steelworks Museum and other heritage sites. The Pueblo Historic Preservation Commission, the Steelworks Museum and others could collaborate on developing a signage network and design options. Signs could be installed as part of streetscape improvements outlined in strategy 2.

4. Invest in Culture and Community Spaces

The community would like to invest in civic gathering spaces to celebrate cultural heritage and bring the neighborhoods together for events. Bessemer Park could be enhanced by creating a plaza for farmers markets and other gatherings. Locating a regional recreational facility (climbing gym, indoor rec facility) with easy interstate access would reinvigorate the neighborhood with a desirable amenity.

In addition, the community recommended installing memorials including:
- After slag pile clean-up, install a neighborhood monument at the new greenway trail
- Light up the steel mill stacks to showcase the industrial skyline
- Install a steelworker’s mural wall along Northern Ave
- Wrap utility boxes or vacant shop windows with historical photos.

These features could be designed and installed through the city’s art program and other funding sources to bolster local pride and promote the neighborhood as a destination for enjoying the rich industrial and cultural heritage.
CONNECTIVITY AND CULTURAL HERITAGE

A. **Gateway Treatment “The Grove”**
B. **“Bessemer Village District”**
   - Streetscape Standards
C. **Enhance on-street bike and pedestrian route**
D. **Gateway Treatment “Eiler’s Heights”**
E. **Installation of pedestrian art, signage and safety features**
F. **Establish heritage-themed bike route**
G. **Grove Sculpture Park**

**IMPLEMENTATION**

Potential Partners and Resources
- Business Improvement District
- Historic designation that qualifies for grants and tax credits
- Colorado Health Foundation
- Colorado Trust
- Packard Foundation of Colorado (Packard from Pueblo)
- Community Development Block Grant (CDBG) funds
- City’s 1/2% tax to attract jobs
- City’s Frontier Pathway signage plan
- Pueblo Conservancy Trust
- Extend Call Yourself Creative Program into neighborhoods
- Department of Local Affairs
- Chamber of Commerce - Destination Pueblo
- National Endowment for the Arts
- Greater Outdoors Colorado
- Community/State Foundations
- BEGIN

Northern Avenue commercial street with a landscape median and pedestrian bump-outs

Mesa Avenue residential street with bike lanes and a landscape sidewalk buffer
BEGIN History Trail Loop
CONNECTIVITY AND CULTURAL HERITAGE

Grove–Downtown History Trail Loop

Eiler’s Heights History Trail Loop
Complete Streets

A complete streets approach utilizes the entire street right of way to enable safe access for users including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete streets are designed based on the community and transportation needs and incorporate latest design practices to ensure safety. Strategies can include sidewalks, bike lanes, safe crossings, medians, curb extensions, narrow travel lanes, comfortable and accessible public transportation stops, public art, and street trees and plantings.

Promoting complete streets can help improve safe connectivity for pedestrians and all types of transportation.

Taste of the Neighborhood

Events and activities to celebrate local culture and locally-owned businesses could include an annual Taste of the Neighborhood event to showcase the diverse range of local ethnic restaurants and pubs.

Community events can also be an opportunity for pop-up demonstrations, such as temporary bike lanes and wayfinding.

Cultural Heritage

Wayfinding

Wayfinding signs can direct people to points of interest and highlight local history and cultural resources.

Signs can provide visual cues for drivers to key areas, such as commercial and entertainment districts and also include detailed maps to guide pedestrians.

Historic photos and information about the area’s history can be integrated into the signage.

EXAMPLES

Left: Planting strips in public right-of-way provide beautification opportunities to create a neighborhood identity.

Mesa Avenue

Protected bike lanes, marked crosswalks, lane striping to indicate travel lanes, and street trees can help reduce traffic and improve safety along this residential connector street.
CURRENT CONDITIONS
Many homes in the neighborhood were built before 1918 and may lack the size and comforts of contemporary housing. There is a higher percentage of rental housing than other parts of the city. Current zoning designates some of the area as non-conforming due to small lots. In some cases, property owners must apply for a variance to build new or an addition due to current zoning constraints. The city is intends to work on zoning legislation to address these obstacles. Additional barriers to home improvement and maintenance include low land value and costly upgrades needed to comply with current building codes. The community would like to remove barriers to redevelopment, reduce litter and crime and increase local services including a grocery store.

GOALS
- Provide residents with home buying assistance.
- Increase affordable and accessible housing options.
- Amend zoning code to increase small lot infill development.
- Increase and diversify recreation and service amenities.
- Beatification through streetscape improvements to residential and commercial corridors
- Increase sense of place in areas affected by I-25
- Repairs and maintenance to existing asphalt streets and concrete sidewalks
- Educate citizens about their rights and responsibilities as property owners
- Increase access to healthy foods by working with The Pueblo Food Project

STRATEGIES
1. Adopt Allowances for Accessory Dwelling Units (ADUs)
Currently the single family residential zone code prohibits more than one dwelling per parcel. However, external pressure for infill development, increased density in the city core, affordable and accessible housing needs has led the City to reevaluate its stance on the use of these structures. Currently the City is exploring a text amendment City of Pueblo Zoning Code to address this issue.

2. Increase home buying and improvement
Often homes can fall into disrepair by neglecting simple maintenance such as maintaining gutters, roofs, plumbing fixtures and porches. Landlords may be unwilling to invest the resources or owners may not have the knowledge and resources to ensure upkeep. Home buying assistance programs can also help low income families secure a home that may not otherwise qualify through traditional lending sources. Promoting a home maintenance program for renters and landlords and home buying assistance to local tenants in all three neighborhoods can help retain and restore housing quality and increase neighborhood stability, pride and ownership. Furthermore, Pueblo Housing & Citizen Services has several resources available including: The Minor Repairs Program, The Rehabilitation Program, Colorado Housing and Finance Authority (CHFA) Loans, The Home investment Partnership Fund, and Low Income Housing Tax Credit.

3. Commit to safety and stewardship
Promote opportunities to collaborate between community and police to expand neighborhood watch programs and increase community policing, such as foot and bike patrol around hot spots to reduce crime. Improve lighting. Provide trash receptacles in the parks and public spaces and host trash cleanup days. The Pueblo Police Department has also committed to direct outreach to transient encampments near public parks and on public land adjacent to the river banks.
4. Sponsor a catalyst mixed-use project

Identify an underutilized site for a catalyst public-private project that combines investment in civic space, workforce housing, neighborhood services and streetscape improvements.

Currently, the City of Pueblo is looking at several catalytic development projects along Mesa and Evans Avenue. As well as enhancements along the I-25 Corridor to increase a sense of place for residences adjacent to the Interstate. As indicated on the maps.

Over the past year the City has been awarded five million dollars in recent grants including: Electric Vehicle Charging Stations, Brownfield Assessments, The Arkansas Levee trail, funding for Prairie Avenue rehabilitation, Bessemer Academy Play yard, and more. These funds will play a valuable role.

5. Increase Affordable Housing Options and Resources

Include more affordable housing options for workforce, senior and family housing. Identify under-utilized areas for increased density to support local retail and commercial areas.

The Planning and Zoning Commission is working through amendments to the city’s municipal code to streamline mixed-use and multi-family development, and allowances for light manufacturing activities in additional zone districts. Further conditions to consider are parking, and incentives for low income and accessible development.

Neighborhood groups can apply to the Department of Housing and Citizen Services for Community Development Block Grants for targeted neighborhood projects in qualifying areas. Projects such as exterior facade improvements for a particular block, streetscape, or infrastructure repairs have been requested in the past.

IMPLEMENTATION

Potential Partners and Resources

- Pueblo County Sustainability Plan Action Team (SPAT)
- Neighborhood Associations
- NeighborWorks of Southern Colorado/FINCAP support
- Opportunity Zone
- Current and proposed historic building assessments
- Local elementary schools
- Southern Colorado Renter’s Association
- Catholic Charities
- Posada
- Pueblo Community Health Center
- NAMI/mental health support
- Pueblo Garden Heroes
- Pueblo Regional Building Department
- City of Pueblo Housing & Citizen Services
CURRENT CONDITIONS

Many family-owned businesses add cultural vitality throughout the neighborhoods. However, there are many underutilized properties in the designated commercial zones. Once the “main street” of the neighborhood, Northern Avenue retains many of the historic buildings which could be redeveloped. Northern Avenue supports high traffic volumes which can be an asset for commercial visibility if the traffic is buffered with landscaping and pedestrian safety features. The community would like to attract retail stores and entertainment destinations, such as a brewery, to activate the commercial areas. The community also envisions an event calendar and walking tour map to attract visitors and support local businesses.

GOALS

• Invest in more walkable, active corridors along Northern and Santa Fe Avenues.
• Support development of neighborhood food co-op(s) and local-serving markets.
• Partner with the Chambers of Commerce to promote locally owned businesses, support business retention, and to attract new businesses and jobs.
• Partner with redevelopment organizations to develop and explore revitalization opportunities.

STRATEGIES

1. Support Commercial Infill & Adaptive Reuse

Identify funding and address code barriers for adaptive reuse and improvement of existing buildings. Create sense of place (such as a Bessemer Village District along Northern Avenue) with signage, landscape and pedestrian safety features. Identify convenient parking that maintains building facades along street frontage.

2. Develop Destination Programming

Invest in local businesses by marketing a local restaurant district that celebrates local eateries and multicultural cuisine by creating a walking tour map of neighborhood restaurants and pubs. Create an event plan to promote a city-wide or regional destination such as a taste-of-the-neighborhood events, concerts in the park, food trucks and farmers markets in Bessemer Park.

3. Attract Neighborhood Commercial Anchors

Attract and support anchor stores that provide neighborhood services such as a grocery store. Locating a brewery or regional recreational facility (climbing gym, indoor rec center) or other entertainment will bring new energy and dollars into the commercial zone.

A report summarizing the outcomes of the 2018 visioning session including revitalization goals, strategies, implementation examples and resources was prepared and can be found at https://EPA.gov/superfund/colorado-smelter

The draft report includes information from the 2018 visioning session as well as other ideas collected since then. Your responses to survey questions will assist us in future updates of the community’s interests and priorities.
(A) Northern Avenue

Attract and support anchor stores that provide neighborhood services (grocery) and a destination (brewery or theatre). Identify funding and address code barriers for adaptive reuse and improvement of existing buildings. Create sense of place (Bessemer Village) with signage, landscape, and pedestrian safety and traffic speed reduction features. Identify convenient parking that maintains building facades along street frontage. Invest in local businesses by marketing a local restaurant district that celebrates local eateries and multicultural cuisine by creating a walking tour map of neighborhood restaurants and pubs. Create an event plan that promotes a city-wide or regional destination such as taste-of-the-neighborhood events, concerts in the park, food trucks and farmers markets in Bessemer Park.

Guiding Principles of the Colorado Main Street Program

- Plan beyond one project to a series of initiatives.
- Small projects make a big difference and demonstrate that "things are happening."
- Only local leadership can initiate long-term success.
- Enlist the expertise of both the public and private sector.
- Leverage unique local assets.
- Ensure quality in design and programming.
- Shift public perceptions and practices.
- Plan frequent, visible changes including small but dramatic improvements.

Colorado Main Street Program: https://cdola.colorado.gov/colorado-main-street-program

Commercial anchor strategies illustrate how anchor stores can be integrated within the existing fabric. The bottom image shows how a midblock walkway can provide additional outdoor gathering areas and connect to parking located behind the buildings. Actual redevelopment will need to respond to specific building conditions and property owner goals.
Commercialexisting (C) Santa Fe Drive along Eiler’s Heights Neighborhood

With views and access to the river, Santa Fe Drive offers an opportunity for mixed-use infill development providing live, work and play options. This important crossroads with high visibility could support an incubator hub, entertainment and outdoor recreation businesses to leverage access to I-25, Downtown and the River Trail.

Commercial areas may be adjusted based on potential I-25 realignment. For example, the proposed highway interchange at Santa Fe Drive may limit development in this area while a new commercial area may be created west as Santa Fe Drive extends to Abriendo.

The Eiler’s Neighborhood has been awarded three CDBG projects for infrastructure projects in the last four years for a total of $413,000.

(B) Evans/Abriendo

Evans currently has a number of viable local businesses that can be supported and complimented with infill development. Both Evans and Abriendo have good visibility and access from the highway that could be ideal for a mixed-use neighborhood service development (grocery, pet store, pharmacy) or a regional civic use, such as an indoor recreation center.

An example from Berkeley, CA of adding a new building (infill development) within an existing commercial corridor that provides a new neighborhood commercial anchor while preserving the “main street” character.

A new recreation center could provide a community amenity and fill a gap created when YMCA relocated.

(C) Santa Fe Drive along Eiler’s Heights Neighborhood

Smart Growth and Economic Success: Investing in Infill Development

As part of a four-part series on economic development for small towns, EPA developed this guidance on investing in infill development. The framework outlines how to overcome infill barriers including land assembly, environmental contamination, capital costs, financing and the regulatory approval process. The guidance also includes strategies to increase demand for residential and office infill development and describes the economic benefits of infill development including lower infrastructure costs and greater economic returns.

VALUE CAPTURE IN REVITALIZATION INVESTMENTS

Reimagining the Civic Commons developed a toolkit of community investment strategies that capture value that can be reinvested back into the community in a manner that benefits local residents.

“The Value Capture in the Commons toolkit serves as a resource for neighborhoods, municipalities, non-profits, and philanthropic organizations grappling with how to sustain operations, reinvest in communities, and ensure equitable access for all through investment in the civic commons.”

Strategies highlighted in the toolkit include:

• Special District Assessments - apply an additional tax on properties within a defined geographic area in order to fund a specific public improvement project.
• Tax Increment Financing - a tool municipalities use to spur development in economically distressed or underdeveloped areas.
• Land Control - through a mission-based community development organization (CDO) that can acquire and maintain ownership of land can be used as a tool to advance community objectives, such as ensuring long-term housing affordability, providing affordable retail or office space for local businesses, and programming and maintaining civic spaces.
• Sale or Lease of Public Land - Cities can capture value by ceding control of public land to private developers through a ground lease or outright sale, with the condition that civic space be integrated into the development plan, along with other community benefits.
• Land Value Taxation – provides a disincentive for vacant lot holders by structuring the tax so that all or a large portion of the property tax applies only to the value of the land, not the improvements.


Map Sources
Maps in this document are included for planning purposes only and include data provided by City of Pueblo and Pueblo County. The City of Pueblo, Colorado does not guarantee nor provide any warranty, expressed or implied, as to the representative completeness or accuracy of maps and data provided herein.
<table>
<thead>
<tr>
<th>Theme</th>
<th>Goal</th>
<th>Strategy</th>
<th>Time (Yrs)</th>
<th>Project Type</th>
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<tr>
<td>I. Connectivity and Cultural Heritage</td>
<td>Improve streetscapes by designing commercial and residential traffic corridors with enhanced aesthetic, user treatments, and neighborhood gateways</td>
<td>Gateway Treatment: “The Grove”</td>
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<td>“Bessemer Village District” Streetscape</td>
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<td>Enhance on-street bike and pedestrian route</td>
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<td>Connect the neighborhoods to recreation, amenities and downtown with additional on-street &amp; off-street pedestrian facilities</td>
<td>Arkansas River Levee multi-use trail extension from 4&lt;sup&gt;th&lt;/sup&gt; Street to Runyon Lake</td>
<td>10</td>
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<td>Additional on-street bike lane from the CRSP Area to Arkansas River Trail and Downtown</td>
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<td>Multi-use Trail from Mesa to Santa Fe Drive and Arkansas River Trail</td>
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<td>Arkansas River multi-use trail extension to Benedict Park</td>
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<td>Connection from Bessemer to Arkansas River Trail</td>
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<td>Bessemer Ditch multi-use trail from Steelworks Museum to Lake Ave</td>
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<td>Establish a pedestrian connection between Water Tower Place and The Riverwalk</td>
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<td>Multi-use trail from Benedict Park to Steelworks Museum</td>
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<td>Designate a history trail connecting neighborhood heritage sites with wayfinding street signage</td>
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<td>Establish neighborhood public spaces for cultural activities</td>
<td>Identify potential sites for new public spaces and conduct a feasibility study</td>
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<td>Work with CDOT to increase pedestrian and system safety at conflict points along Santa Fe Ave (US HWY 50 BUS) and Northern Ave (US HWY 78)</td>
<td>Explore options for increase pedestrian safety and signalization along US Highway corridors in the study area</td>
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<td>II. Thriving Neighborhoods</td>
<td>Provide residents with home buying assistance</td>
<td>Promote existing programs through Pueblo Housing &amp; Citizen Services, CHFA, and Neighborworks of Southern Colorado</td>
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<td>Amend zoning code further increase small lot infill development</td>
<td>Modify City of Pueblo Zoning Code to address obstacles with: Accessory Dwelling Units, Multi-family Housing, Mixed-Use Development, Single-Family Home Placement Standards, and create incentives for affordable and accessible housing development</td>
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<td>Increase and diversify recreation and service amenities</td>
<td>Upgrade existing park facilities and implement strategies from &quot;Connectivity and Cultural Heritage&quot; section</td>
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<td>Beatification through streetscape improvements to residential and commercial corridors</td>
<td>Develop a vision, criteria, and master plans for identified residential and commercial corridors</td>
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<td>Installation of a Sculpture Park in the Grove Neighborhood</td>
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<td>Support Police outreach program to transient encampments near public parks and on public land adjacent to the river banks</td>
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<td>Increase sense of place in areas effected by I-25</td>
<td>Installation of buffers and ornate fencing to enhance separation between the I-25 and the Colorado Smelter Revitalization Plan area</td>
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<td>Educate citizens about their rights and responsibilities as property owners</td>
<td>Creation of an easy-to-understand citizen guide related to property maintained, sidewalk and road repairs, including rights and responsibilities of property owners</td>
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<td>Repairs and maintenance to existing asphalt streets and concrete sidewalks</td>
<td>Utilize CDBG funds, Street Repair Utility Funds, and create special assessment districts where supported by local business and residence</td>
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<td>III. Vibrant Commercial</td>
<td>Invest in more walkable, active Northern and Santa Fe Avenue corridors</td>
<td>Extend Northern Ave multi-use trail throughout the corridor, reestablish tree lawns to buffer pedestrians and provide space for shade trees</td>
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<td>Support development of neighborhood food co-op(s) and local-serving markets</td>
<td>Work with the Health Dept and local stakeholders to develop a pilot program to evaluate feasibility for broader implementation in at-risk areas</td>
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<td>Partner with the Chambers of Commerce to promote locally owned businesses, support business retention, and to attract new businesses and jobs.</td>
<td>Increase active membership in the Chambers of Commerce to mentor small business owners, promote existing assets and collaboration, increase neighborhood vitality, bolster placemaking and elevate quality of life for local residence and tourists</td>
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<td>Partner with redevelopment organizations to develop and explore revitalization opportunities</td>
<td>Explore options with Pueblo Urban Renewal Authority to take an active role in revitalization efforts in the study area</td>
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# ACKNOWLEDGEMENTS

Representatives from the following organizations participated in the Colorado Smelter Visioning Workshop.

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<th>Community Organizations and Representatives</th>
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<th>State and Federal Agencies</th>
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<td>Colorado Department of Public Health &amp; Environment</td>
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<td>Historic Arkansas Riverwalk of Pueblo (HARP) Authority</td>
<td>Elected Officials</td>
<td>U.S. EPA Region 8 Contact Information</td>
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<td>Neighborhood Watch</td>
<td>Pueblo County Commissioner</td>
<td>Fran Costanzi, Superfund Redevelopment Initiative Coordinator</td>
</tr>
<tr>
<td>Neighborworks</td>
<td>Pueblo City Council</td>
<td>P: 303-312-6571 or 800-227-8917 ext. 312-6571</td>
</tr>
<tr>
<td>Pueblo Cathedral Church/Pueblo Diocese</td>
<td>U.S. Senator Gardner’s Ofce</td>
<td>E: <a href="mailto:costanzi.frances@epa.gov">costanzi.frances@epa.gov</a></td>
</tr>
<tr>
<td></td>
<td>U.S. Representative Tipton’s Ofce</td>
<td></td>
</tr>
</tbody>
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## Appendix A: Survey Results and Scoring

<table>
<thead>
<tr>
<th>ITEM</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>TOTAL</th>
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<tr>
<td>Repairs and maintenance to existing asphalt streets and concrete sidewalks</td>
<td>63</td>
<td>6</td>
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<td>Beautification through streetscape improvements to residential and commercial corridors</td>
<td>54</td>
<td>10</td>
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<td>Connect the neighborhoods to recreation, amenities and downtown with additional on-street &amp; off-street pedestrian facilities</td>
<td>33</td>
<td>26</td>
<td>2</td>
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<td>Install a steelworker’s mural wall along Northern Ave</td>
<td>48</td>
<td>10</td>
<td>3</td>
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<td>61</td>
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<td>Invest in a more walkable, active Northern Avenue and Santa Fe corridor</td>
<td>51</td>
<td>10</td>
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<td>0</td>
<td>61</td>
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<td>Improve streetscapes by designating commercial and residential traffic corridors with enhanced aesthetic, user treatments, and neighborhood gateways</td>
<td>21</td>
<td>38</td>
<td>0</td>
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<tr>
<td>Gateway Treatment “Bojon Town”</td>
<td>45</td>
<td>10</td>
<td>3</td>
<td>0</td>
<td>58</td>
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<tr>
<td>After slag pile clean-up, install a neighborhood monument at the new greenway trail</td>
<td>45</td>
<td>10</td>
<td>2</td>
<td>0</td>
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<tr>
<td>Installation of pedestrian art, signage and safety features</td>
<td>27</td>
<td>28</td>
<td>1</td>
<td>0</td>
<td>56</td>
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<tr>
<td>Multi-use trail from Mesa to Santa Fe Drive and Arkansas River Trail</td>
<td>27</td>
<td>26</td>
<td>2</td>
<td>0</td>
<td>55</td>
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<tr>
<td>Designate a history trail connecting neighborhood heritage sites with wayfinding street signage</td>
<td>24</td>
<td>22</td>
<td>7</td>
<td>0</td>
<td>53</td>
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<tr>
<td>Partner with the Chambers of Commerce to promote locally owned businesses, support business retention, and to attract new businesses and jobs</td>
<td>27</td>
<td>22</td>
<td>4</td>
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<td>53</td>
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<tr>
<td>Arkansas River multi-use trail extension to Benedict Park</td>
<td>21</td>
<td>26</td>
<td>5</td>
<td>0</td>
<td>52</td>
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<td>Support development of neighborhood food co-op(s) and local-serving markets</td>
<td>21</td>
<td>30</td>
<td>1</td>
<td>0</td>
<td>52</td>
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<tr>
<td>Establish neighborhood plazas for cultural events</td>
<td>24</td>
<td>20</td>
<td>7</td>
<td>0</td>
<td>51</td>
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<tr>
<td>Provide residents with home buying assistance</td>
<td>24</td>
<td>26</td>
<td>1</td>
<td>0</td>
<td>51</td>
</tr>
<tr>
<td>Increase and diversify recreation and service amenities</td>
<td>24</td>
<td>16</td>
<td>7</td>
<td>0</td>
<td>47</td>
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<td>Gateway Treatment: “The Grove”</td>
<td>18</td>
<td>20</td>
<td>8</td>
<td>0</td>
<td>46</td>
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<tr>
<td>Signage along the primary bike, pedestrian and vehicular routes could designate neighborhood gateways, retail centers and directions to the Steelworks Museum and other heritage sites</td>
<td>18</td>
<td>18</td>
<td>6</td>
<td>0</td>
<td>42</td>
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<tr>
<td>Enhance on-street bike and pedestrian route</td>
<td>15</td>
<td>18</td>
<td>8</td>
<td>0</td>
<td>41</td>
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<tr>
<td>Wrap utility boxes or vacant shop windows with historical photos</td>
<td>9</td>
<td>20</td>
<td>12</td>
<td>0</td>
<td>41</td>
</tr>
<tr>
<td>Connection from Bessemer to Arkansas River Trail</td>
<td>18</td>
<td>12</td>
<td>10</td>
<td>0</td>
<td>40</td>
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<tr>
<td>“Bessemer Village District” Streetscape</td>
<td>12</td>
<td>16</td>
<td>11</td>
<td>0</td>
<td>39</td>
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<tr>
<td>Arkansas River Levee multi-use trail extension from 4th Street to Runyon Lake</td>
<td>12</td>
<td>10</td>
<td>13</td>
<td>0</td>
<td>35</td>
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<tr>
<td>Establish heritage-themed bike route</td>
<td>12</td>
<td>14</td>
<td>7</td>
<td>0</td>
<td>33</td>
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<tr>
<td>Light up the steel mill stacks to showcase the industrial skyline</td>
<td>9</td>
<td>14</td>
<td>10</td>
<td>0</td>
<td>33</td>
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<tr>
<td>Additional on-street bike lane from the CRSP Area to Arkansas River Trail and Downtown</td>
<td>15</td>
<td>10</td>
<td>7</td>
<td>0</td>
<td>32</td>
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<tr>
<td>Amend zoning code further increase small lot infill development</td>
<td>14</td>
<td>14</td>
<td>2</td>
<td>0</td>
<td>30</td>
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<tr>
<td>Bessemer Ditch multi-use trail from Steelworks Museum to Lake Ave</td>
<td>3</td>
<td>16</td>
<td>10</td>
<td>0</td>
<td>29</td>
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<tr>
<td>Increase sense of place through buffers and ornate fencing in areas affected by I-25</td>
<td>9</td>
<td>16</td>
<td>4</td>
<td>0</td>
<td>29</td>
</tr>
<tr>
<td>Multi-use trail from Benedict Park to Steelworks Museum</td>
<td>6</td>
<td>16</td>
<td>1</td>
<td>0</td>
<td>23</td>
</tr>
</tbody>
</table>

### Grove
- Levee Trail
- Sculpture Park
- Water Tower Place

### Eilers
- Art Wall Along Northern
- Do Drop Inn Streetscape

### Bessemer
- Steelworks Museum
- Fencing & Aesthetics along I-25

### Concurrent Projects

**“Easy Win” Projects (1-5 Years)**
Appendix B: Public Comments

Colorado Smelter Revitalization Plan, All Comments

Project title: Colorado Smelter Revitalization Plan, a draft for public comment

Comment period: June 2020 – July 22, 2020

Public meetings:
2020 June 25th Planning Department meeting. Briefing available. 70-minute Video https://youtu.be/zxBJA7TePNY
2020 June 23rd Bessemer Association for Neighborhood Development (BAND) meeting: Briefing available. 40-minute Video https://youtu.be/050JHuYXxHg
2020 June 11th Grove Area Partnership (GAP) neighborhood meeting. 35-minute Video https://youtu.be/0QHzZsXSSic

Survey: https://www.surveymonkey.com/r/CSRP2020

Facilitators: Alan Lamberg, senior planner, and Bart Mikitowicz, planner, for City Planning & Community Development Department, and Alexis Romero, Health Promotions Planner for Pueblo Department of Health & Environment.

Persons who commented: Fifteen (15) persons, including five (5) business owners or residents in Bessemer, four (4) business owners or residents in Eilers Heights, and six (6) business owners or residents in the Grove.

Summary of Comments

New Topics
Making maps and exhibits easier to read
Choice of names for neighborhoods, even if self-identified, are painful for some
Some people were not aware of newly organized neighborhood associations, an opportunity for engagement
Some people do not know they live in a superfund area

Theme: Connectivity and Cultural Heritage
Closure of Clark Street resulted in truck traffic through Spring Street
Heritage Tours
Slow down dangerous vehicular traffic
Connecting neighborhoods through trails
Along I-25 Instead of hiding our neighborhoods, invest in murals along Northern

Theme: Thriving Neighborhoods
Support for Zoning Code text amendments, particularly ADUs
Property Maintenance Code has no “teeth” for enforcement.
Reword goal “provide residents with home buying assistance” to “provide residents with assistance for home improvement or home buying”
Include residential local streets and alleys and sidewalks in repairs and maintenance, not just highways and arterial roads. How to make authorities more responsive to maintenance of public improvements and landscaping? Augment public safety response for mental health, homelessness, and addiction.

**Theme: Vibrant Commercial**
Walkable corridors should ensure pedestrian and traffic safety
Pueblo Food Council active
Consider a European model for co-op, where capital provides infrastructure and there is a return on investment
Facade improvement program paid by Urban Renewal Authority
Tax credit programs
Beautify through sponsorship
Neighborhood associations are a good way to partner

**Comments, including Discussion from Public Meetings**

**New Topics**

**Choice of names for neighborhoods**
He said that the name “Bojon Town” needs to be in the CSRP plan, not just as “Eilers.” (To clarify, City Planning hasn't forgotten about the name Bojon Town. We will update the CSRP plan accordingly. A few years ago Wade Broadhead as City Staff coordinated a project about "Bojon Town / Eilers Historic Context" It is publicly available as a video that was produced and a written report posted on the City Website.) [https://www.pueblo.us/1447/Bojon-Town-Eilers-Historic-Context](https://www.pueblo.us/1447/Bojon-Town-Eilers-Historic-Context) (Rick, June 9.)

Said that the name “Eilers Heights” originated from a 1954 article about St Mary Church building inauguration, but would prefer calling the neighborhood “Bojon Town.”
(Pam & Joe, June 9.)

Mark considers "bojon" a derogatory term and it has been used against him in the past. He has heard real estate agents use it to imply that "stupid people live there" in Eilers Heights. He felt that it was malicious of the Planning Department to include it in the postcard announcement, and indicated he would “make more phone calls” about it. Alan apologized to Mark on the phone and assured him that the city planners had no malicious intent. Alan offered to send an explanation from residents as to why Slovenian-Americans in the neighborhood self-identify as “Eilers Heights in Bojon Town.” Mark declined the offer; he would just rather not see the term in writing anymore.
(Mark, July 9, lives in Bessemer, descended from Slovenians in Pueblo.)

**How to Brownfields Assessment Grants relate to this plan**

Inquired how a Brownfields Assessment Grant relates to CSRP. Alan said that a recently-awarded EPA grant to the City of Pueblo is based on a grant application that targets key areas in Downtown Pueblo. Alan will keep GAP informed as a stakeholder. While this
grant doesn’t directly impact the Grove, they should consider future Brownfields grants for the BEGIN neighborhoods.
(Herric, Eilers Heights, June 11.)

Some people don’t know they live in a superfund area.


(Gregory, July 16)

Theme: Connectivity and Cultural Heritage

Improve streetscape ... corridors:

Said that some members of GAP are interested in developing a sculpture park on certain property abutting Santa Fe Ave and Interstate 25. This is a highly visible travel corridor, and art could encourage travelers to “get off of I-25” and tour the neighborhoods. Currently that property is CDOT, which was remediated and may have environmental covenants that prevent ground penetration at a certain depth. Paul and Jeff are confident that sculptures can be placed with monolithic concrete foundations that would comply with environmental covenants. Since they are interested in the City acquiring the property to be maintained as a public park, they would like to discuss the feasibility of this idea with the director of City Parks & Recreation Department.
(Paul and Jeff, Grove, June 11.)

The plan “will constrict the commerce of Clark Spring Water Company and increase unwanted foot and bike traffic through our neighborhood.” “The closure of Clark Street at Santa Fe Ave has reduced the quality of life for people living on Spring Street by increasing traffic at least ten fold.” A “pedestrian corridor in the grove will harm this commercial activity.” And there are other concerns about the outreach efforts about the plan.
(Eric called July 8, and he put his comments in writing on July 21; See exhibit.)

Speeding on Routt Ave where there are no stop signs and lights.
(Linda, June 29.)

Traffic speed is dangerous on Santa Fe Ave between Riverwalk and Interstate on ramp, there was a motorcycle racing death this month of June 2020, and how can there only be one crosswalk here? [Abbey A, Paul R, John L]. Traffic speed is dangerous on East Northern Avenue at Mahren and Egan [Rick R]. Traffic speed is dangerous on West Northern Avenue at Routt Ave, so much that almost every month the Pueblo Police request access to Neigh-
borWorks’ security camera that faces Routt [Ashleigh W]. Mitigate with signs, striping, signals (John, Abbey, Paul, Rick, Ashleigh, June 25.)

Colorado Department of Transportation (CDoT) maintenance of recent improvements of Santa Fe Avenue; the cul-de-sac at East D and Clark has recently installed landscaping that is not being maintained. (Abbey, June 25)

There are Streetscape Standards for Santa Fe Ave; incentivize new construction or remodeling to implement these public improvements (Paul & Alan L, June 25.)

**Connect the neighborhoods ...:**

Would like to encourage Watertower Place to develop its rail spur as a pedestrian walkway to increase neighborhood connection.
(Gregory, Grove, June 11.)

Expressed his appreciation of the Arkansas River Trail projects and was glad to hear that the Main Street pedestrian bridge project is in the design phase.
(Jeff, Grove, June 11.)

**Designate a history trail ...:**

Said that BEGIN has been brainstorming on a pedestrian sidewalk “art and history trail” that would connect the three neighborhoods to the Riverwalk. He suggested public improvements that slows traffic on Santa Fe Ave and promotes street safe crossing. And all sidewalks on this trail should be in good condition. Bart reminded the group that Santa Fe Ave is a state highway, so CDOT should be contacted about these ideas. Particularly reducing the 30 MPH speed to 25 MPH. (Paul, Grove, June 11.)

Suggested a memorial to Grove citizens who died from the 1921 flood.
(Grove, June 11.)

Signs and monuments, sitting areas [John, June 25]

A mural wall along East Northern Avenue (Rick R June, 25) would support cultural heritage tours of neighborhood.
(Jerry, July 2)

**Theme: Thriving Neighborhoods**

Provide residents with home buying (and improvement) assistance:
Homes that are disrepair, boarded up, and squatters damage them.
(Linda, June 29.)

Would like assistance with cleaning up junk in yards.
(Edward, June 29.)

**Amend zoning code ... small lot infill development:**

Attention to small lots was an initiative during his tenure on the City Council. Accessory Dwelling Units (ADUs) should be a priority as well. Consider involving the Building Official Dave Vaughn on comment for this plan. Make sure there is another round of outreach to stakeholders who would implement the strategies and projects outlined in this plan. (Ted L, June 23.)

Consider maintenance of rental housing. The Property Maintenance Code does not provide for sufficient enforcement. Talk with Jerry Pacheco who was City Manager when this was previously discussed. (Ted L, June 23.)

Note: The Property Maintenance Code was adopted in 2011. It is Chapter 8 of the Title IV Building Regulations of the Pueblo Municipal Code. Mr. Lopez may have been referring to a 2018 ordinance that repealed Section 4-8-9, which pertained to “penalties and surcharge.” The Property Maintenance Code is available online: https://library.municode.com/co/pueblo/codes/code_of_ordinances?nodeId=TITIVBURE_CH8PRMACO

**Increase sense of place ... I-25:**

Does not recall buffer walls between I-25 and residences being discussed at the October 2018 visioning meeting; instead of hiding our neighborhoods, invest in streetscape or mural wall along Northern Avenue (Rick, July 25.)

**Repairs and maintenance to ... streets, sidewalks:**

“Some members of the CAG continue to have questions about EPA’s testing of alleys, continue to be concerned about airborne dust from heavily trafficked alleys, and want to see alleys addressed in the Revitalization Plan. EPA will follow up with CAG members to try to answer questions about its past sampling of alleys. This will continue to be a priority focus for the Revitalization Plan.”
(From the Community Advisory Group tracking document, June 12.)

How to make authorities more responsive to maintenance of public improvements and landscaping? (Ashleigh, July 25.)

Commit to safety and stewardship:
Evaluate effectiveness of current community policing programs when responding to mental illness, homelessness, and drug addiction, and consider adopting innovative programs such as Crisis Assistance Helping Out On The Streets (CAHOOTS) in Eugene Oregon, and Camden New Jersey. (Pam & Joe, June 29.)

“Streets and sidewalks need to be repaired in the neighborhoods, not just the main roads. Residential streets need to be paved – have not been paved for a very long time.” (Manuel, June.)

**Theme: Vibrant Commercial**

**Invest in a more walkable …:**

Future plans for Santa Fe Drive and Santa Fe Ave intersection should take into account safety for pedestrians and traffic. (Pam & Joe, June 29.)

**Support development … food co-ops:**

Pueblo Food Council brings together producers and vendors to facilities and community; meets every 3rd Tuesday (Renee T), July 25.)

Grove Neighborhood could use a co-op or market would be good in the Grove neighborhood [Abbey A]. Consider a European model for co-op, where capital provides infrastructure and there is a return on investment (Bart, July 25.)

**Partner with …:**

A retail business on Northern Ave often has windows broken. Vagrancy at the liquor store. (Linda, June 29.)

Facade improvement program paid by Urban Renewal Authority [John L, Ashleigh W]. Improvements stabilize or increase property value, which positively affects comparative property values of neighborhood properties (Bart, July 25.)

Tax credit programs (John, July 25.)

Beautify through sponsorship (Ashleigh, July 25.)

Grove Area Partnership (GAP) is meeting every 2nd Thursday at 5:30 at Blo Back Gallery (Paul, July 25.)

NeighborWorks Southern Colorado is willing to partner (Ashleigh, July 25.)

“Joe Biden wants to rebuild small steel plants to make solar panels and windmills. It would put people back to work here.” (Jerry, July 15)
Archived Comments

(Changes previously made in June 2020)

In the Plan: Under Connectivity and Cultural Heritage: Under Strategies: There used to be an "H" that stated "Create Eilers overlook with a path to the Arkansas River Trail. I noticed it was deleted. What is the reasoning behind this deletion?

On the Flyer: Paragraph 2: First Sentence: A suggestion would be to have it read "The Colorado Smelter Revitalization ("CSRP") proposes neighborhood improvement strategies in three themes:"

On the Flyer: Paragraph 3: First sentence: A suggestion would be to have it read "Please provide public comments on the plan’s goals and strategies before July 22.

On the Survey: Paragraph 3: The dates do not match for the flyer and the survey. Is this intentional?

On the Survey: In General: A suggestion would be to provide instructions in the introduction for community members to have a copy of the survey next to you while you take the survey, or to specifically read the plan before taking the survey. This seems common sense, but it would be a helpful reminder to have it on the actual survey, just in case. Or on the website page before someone can click into the survey.

(Alexis, 6/1.)

I think in the current condition area there should be a picture of the bad sidewalks showing the current conditions for people to see.

(Rick, 6/1.)

We believe it is important to clarify that the current draft revitalization plan builds on previous efforts and EPA’s July 2019 report. We’d like to suggest this be reflected at the bottom of page 2 under the heading Revitalization Themes. Suggested updated language:

A report summarizing the outcomes of the 2018 visioning session including revitalization goals, strategies, implementation examples and resources was prepared and can be found at https://EPA.gov/superfund/colorado-smelter

This draft report includes information from the 2018 visioning session as well as other ideas collected since then. Your responses to survey questions will assist us in a 2020 update of the community’s interests and priorities.

The maps in the survey itself are small and difficult to read. Has the City considered providing page-sized versions of the maps as an attachment, so people are able to discern more details? Or, alternatively, include a full-page map immediate before or after the questions for each section.

(Jennifer, 6/3.)
Has the City considered how they will handle it if people choose everything as a top priority? Perhaps really stressing the concept of these responses will be considered to assist in the decisions of what may get done and what may get done first.

Suggest rewording the language on the first page of the survey so it is clear that City Council will consider and vote on accepting the resulting plan.

**Project Summary**

Join us to improve our neighborhoods of Bessemer, Eilers Heights in Bojon Town, and the Grove, which surround the Colorado Smelter Superfund Site. The Colorado Smelter Revitalization Plan ("CSRP") proposes strategies in three themes: Connectivity and Cultural Heritage, Thriving Neighborhoods, and Vibrant Commercial. The City of Pueblo, partner agencies, and the neighborhood associations have been working with the Environmental Protection Agency (EPA) on this plan since 2016. Please provide public comments before July 22. After the plan is complete, the Pueblo City Council will adopt the plan.

**Contact:** Visit the project portal at [https://Pueblo.us/CSRP](https://Pueblo.us/CSRP) or e-mail PlanningLandUse@Pueblo.us or call:

Public participation: Bart Mikitowicz, planner, 719-553-2321

Project management: Alan Lamberg, senior planner, 719-553-2241

**Other notes**

Bart advised that, in the future, the plan can be amended at the initiative of the neighborhood associations. Alan suggested to focus on the “quick wins,” that citizens should confirm that certain projects could take 1 to 3 years to complete.

Alan also shared what he learned from his director, Scott Hobson, who suggests that we all consider “who are the end users?” While each of us have ideas, we always should ask who in the future will use these public improvements. If we know what ideas the most positive impact on the neighborhoods will have, then we help ourselves by serving the public interest.
Pleadings
of
Clark Spring Water Co
In the Matter of
Colorado Smelter Revitalization Plan
June 2020 (Draft)
(Specifically the Plan to Build a Pedestrian Corridor in the Grove Neighborhood)

July 20, 2020

To: The City of Pueblo a Municipal Corporation, City of Pueblo Planning and Community Development, Pueblo County Economic Development Division, Pueblo Department of Public Health and Environment.

Witnesseth

Whereas, The Grove has been the home of CLARK SPRING WATER CO for 140 years and is the oldest family owned business in the City of Pueblo, and the fact that we were not invited to sit at the planning table on matters concerning the Grove is suspect on its face.

Whereas, the efficient ingress and egress of tractor trailers is paramount to the function of CLARK SPRING WATER CO’s business and the fact that the Pedestrian Corridor will hinder us in this function, and that customers visiting our Plant is ever increasing, and the fact that the building of a Pedestrian Corridor In The Grove will harm this commercial activity.

Whereas, the Join us to improve our neighborhoods mailer arrived five days after a June 25, 2020 Meeting and a short comment period commencing July 22, 2020 has disallowed the residents of the Grove from participating in opposition to the plan to build a Pedestrian Corridor in the Grove.

Whereas, The Grove Area Partnership does not act in the interest of CLARK SPRING WATER CO or the Residents of the Grove and is being used to legitimize the plan to build a Pedestrian Corridor in The Grove and make it appear as though the plan is a grass roots effort, when in actuality the plan to build a Pedestrian Corridor in the Grove Neighborhood did not originate in the Grove.

Whereas, the beauty of the Grove is the fact that it is isolated with no cross traffic, which makes it a quiet neighborhood and a wonderful place to live and work, and that there is no interest by the grove residents in building a Pedestrian Corridor on any street in the Grove as it will diminish our quality of life.

Whereas, the closure of Clark Street at Santa Fe Ave has reduced the quality of life for the People living on Spring Street by increasing traffic by at least ten fold.

Whereas, the Colorado Smelter Revitalization Plan supposedly is intended to improve some neighborhoods, in the case of the Grove, this plan does the opposite. It will constrict the commerce of CLARK SPRING WATER CO and increase unwanted foot and bike traffic through our neighborhood.

This Plan Makes No Sense.

Now, Therefore, CLARK SPRING WATER CO is vehemently opposed to the Plan to build a Pedestrian Corridor on Clark Street or any other street in the Grove. May We suggests that if the City and County of Pueblo are actually concerned about improving the Grove Neighborhood, they would consider making plans to reopen Clark Street to Santa Fe Ave, so that CLARK SPRING WATER CO’s business traffic is not forced to pass through the Spring Street Neighborhood.

Thank you for your consideration

Sincerely,

Eric J Clark
President
CLARK SPRING WATER CO
319 CLARK ST
PUEBLO, CO 81003
719-543-1594
Colorado Smelter Revitalization Plan
July 29, 2020 Presentation Comments

Theme: Thriving Neighborhoods
The City historically assigns its annual Private Activity Bond allocation to the Colorado Housing Finance Authority. This year the City assigned $5.9M to CHFA for single-family mortgages. With the PAB capital, CHFA offers a variety of mortgage products and programs that are designed to help families purchase a home. CHFA has programs that provide up to 4% down payment assistance and will fund loans with a loan-to-value ratio up to 105%. CHFA has loan programs to assist the disabled, families receiving Section 8 assistance, and offers programs designed to assist low-income families that would not qualify for traditional mortgage loans. They have lending guidelines allowing individuals with a credit score as low as 620 and a debt-to-income ratio as high as 55%. Target or recommended DTI has historically been around 30%, but CHFA recognizes the challenges low-income families face and has created products to address the need in the community.

For existing homeowners there are a variety of lenders offering home equity lines of credit with little or no closing costs. Interest rates are lower today than they have been in the last 50-years making the cost to finance home improvements are more affordable. The Department offers a Minor Repairs program to assist low-income homeowners repair a singular item in their home such as plumbing or roofing. The program is designed to bring one item or one category of items up to code. The program can provide up to $5,000 of assistance, but not more than is needed to complete the repair.

One method to get officials to be more responsive to maintenance and landscaping concerns would be to create a phone tree that identifies who is responsible for a particular roadway, park, or vacant lot in the neighborhood. Having a direct line of communication to the responsible party will improve accountability and alert supervisors to a problem sooner.

Neighborhood groups can apply to the Department of Housing and Citizen Services for Community Development Block Grants for targeted neighborhood projects in qualifying areas. Projects such as exterior façade improvements for a particular block, streetscape, or infrastructure repairs have been requested in the past.

The Grove Area Neighborhood Organization has applied for a $187,000 CDBG grant to repair and replace deteriorated infrastructure consisting of curb and gutter, sidewalk, and curb ramps. The grant application has been reviewed and will presented to City Council for consideration in the 2022 calendar year of public works projects.

The Epilepsy Neighborhood has been awarded three CDBG projects for infrastructure projects in the last four years for a total of $413,000.
BACKGROUND PAPER FOR PROPOSED RESOLUTION

COUNCIL MEETING DATE:          October 26, 2020

TO:                  President Dennis E. Flores and Members of City Council
CC:                  Nicholas A. Gradisar, Mayor
VIA:                 Brenda Armijo, City Clerk
FROM:                Scott Hobson, Acting Director of Planning and Community Development
SUBJECT:             A RESOLUTION APPROVING THE COLORADO SMELTER REVITALIZATION PLAN

SUMMARY:

This Resolution approves a revitalization plan (“Plan”) for the Colorado Smelter Revitalization Area encompassing the neighborhoods surrounding the Eiler’s Smelter site.

PREVIOUS COUNCIL ACTION:

The City Council on August 23, 2004 adopted Ordinance 7193 which approved a neighborhood plan for the Bessemer Neighborhood.

BACKGROUND:

The Colorado Smelter Revitalization Plan (“CSRP”) proposes three primary strategy themes: Connectivity and Cultural Heritage, Thriving Neighborhoods, and Vibrant Commercial. Many of the strategies support future capital improvements. The City of Pueblo, partner agencies, and the neighborhood associations have been working with the Environmental Protection Agency (EPA) on this plan since 2016.

FINANCIAL IMPLICATIONS:

None.

BOARD/COMMISSION RECOMMENDATION:

The Planning & Zoning Commission voted 6-0 on September 9, 2020 recommending adoption of the plan by the City Council.
STAKEHOLDER PROCESS:


After the Superfund designation, residents in 2016 asked the City of Pueblo to facilitate a “vitalization” workshop. In 2017 the City facilitated a technical assistance workshop in the neighborhoods. In 2018 the EPA and partners facilitated a visioning workshop that resulted a draft revitalization plan prepared by their contractors in 2019. In 2020 public comments were requested between June and July 22 and complied into an appendix. In August staff conferred with city agencies so all strategies are actionable, particularly for capital improvements. In September, staff presented to the quarterly meeting of BEGIN, resulting in final clarifications and corrections.

ALTERNATIVES:

If City Council does not approve this Resolution, a planning document will not be in place that supports proposed capital improvements, and the strategies for future implementation within the Colorado Smelter Revitalization area.

Upon request of City Council, the Plan could be returned to the Planning and Zoning Commission and Stakeholder Groups for consideration of proposed modifications.

RECOMMENDATIONS:

Approve the Resolution.

Attachments: Proposed Resolution and Plan
RESOLUTION NO. 14496

A RESOLUTION APPROVING THE COLORADO SMELTER REVITALIZATION PLAN

WHEREAS, pursuant to Section 12-5 of the Charter of the City of Pueblo, the Planning and Zoning Commission is authorized to prepare and submit to the City Council for its approval a master development plan for the physical development of the City and to recommend such modifications of said plan, as it deems to be in the City’s interest; and,

WHEREAS, the Colorado Smelter Revitalization Plan has been reviewed by the Planning and Zoning Commission and is unanimously recommended for approval to the City Council as consistent with and an extension of the Pueblo Regional Development Plan – 2002, and amended in 2014; NOW, THEREFORE,

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

SECTION 1.

The Colorado Smelter Revitalization Plan encompassing the neighborhoods surrounding the Eiler’s Smelter site is hereby approved.

SECTION 2.

The officers and staff of the City are authorized and directed to perform any and all acts consistent with this Resolution to implement the policies and procedures described herein.

SECTION 3.

This Resolution shall become effective immediately upon passage and approval.

INTRODUCED October 26, 2020

BY: ______________ Ed Brown ______________
MEMBER OF CITY COUNCIL

APPROVED: ______________
PRESIDENT OF CITY COUNCIL

ATTESTED BY: ______________
CITY CLERK