

HARP

Link Capital Campaign

9/24/01

Project Mission

- **To complete the initial Riverwalk plan as approved by the voters**
- **Link HARP to the Pueblo Convention Center**
- **Create commercial property development**
- **Keep the positive momentum of the HARP Foundation**

Funding Opportunities

- **Individuals**
- **Foundations**
- **Corporations**
- **Family Giving Plan**
- **Government Grants**

Project Features

- **Integrating the Pueblo Convention Center as part of the Riverwalk**
- **Creation of commercial property**
- **Restoration and beautification of existing area**
- **Specialty features may include: footbridges, water feature, clock tower, amphitheater at turn around**
- **General amenities may include: benches, bike racks, landscaping**

Action Steps

- **Formal Approval From**
 - **Harp Foundation**
 - **Harp Authority**
 - **Intergovernmental Partners**
 - **City, County, Conservancy District, Board of Water Works**
 - **Relocation of Court building**
 - **Public announcement of campaign**

Capital Campaign Goal

- **\$4.8 Million**

Timeframe

- **Foundation approval - September 24, 2001**
- **Authority approval - October 2001**
- **Intergovernmental approvals - November 2001**
- **Campaign plans finalized - December 2001**
- **Campaign kickoff - January 2002**
- **Campaign closes - December 2005**



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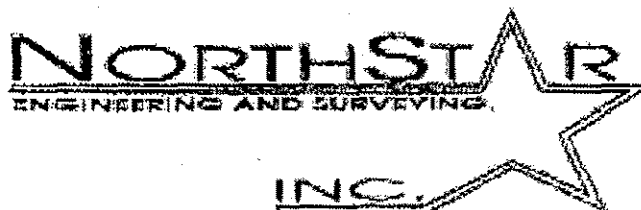
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EXECUTIVE SUMMARY

Background

The Pueblo Conservancy District was formed after the devastating flood that swept through Pueblo, Colorado, on June 3, 1921, to build dikes and realign the river to its present location. The original river channel was transformed into the Historic Arkansas Riverwalk of Pueblo (HARP) in the late 1990's, with the Grand Opening occurring October 5 and 6, 2000.

The building of the Riverwalk was a labor of love for many concerned citizens of Pueblo as well as for the public and private entities that supported the project. From 1991 to the present, the citizens organized various groups to reach their goals. Working with the City and County of Pueblo, they raised critical funds, and are now, planning for the future.

The Pueblo Conservancy District

The Pueblo Conservancy District played an important role in the building of HARP. Its members had the foresight to explore the possibility of beautifying the cooling ponds at what is now WestPlains Energy. This enterprise, along with a citizens' initiative, led to the building of Riverwalk modeled on the San Antonio River Walk.

The Pueblo Conservancy District continues to lend its monetary support and guidance to the Riverwalk today.

Historic Arkansas River Task Force

To make the dream of a river park/river walk a reality, five members of the community formed the Historic Arkansas River Task Force in 1991. The group held its initial meeting on August 21, 1991.

The project received various types of support from the Southeastern Water Conservancy District, the Pueblo Conservancy District, the Pueblo Chamber of Commerce, the City of Pueblo Planning Department, the Board of Water Works, Centel Corporation, and Pueblo Community College.

According to the official minutes of that first meeting, the following occurred to begin the process of establishing a river walk in Pueblo:

- ◆ An overview of the project was presented and the task force was established to draft a strategic plan for the “development of a historic river park along the Arkansas River in downtown Pueblo. The task force will be known as the Historical Arkansas River Park Committee (H.A.R.P.).”
- ◆ The mission of the H.A.R.P. Committee was to “establish the historic Arkansas River channel as a multi-use river park.”

Development Plan

An initial development plan was prepared for the first meeting and revised during that meeting. The goal of the redevelopment effort was to “establish the “Historic Arkansas River Channel as a multi-use river park between Centel cooling pond and Lew Rhoades Parkway.”

In addition to the support of individuals, the City of Pueblo, the Board of Water Works, and WestPlains Energy joined the efforts of the Pueblo Conservancy District to realize the dream of a revitalization project which would capture the historical significance of the Arkansas River as the provider of “life blood” to the residents of Pueblo.

Knowing that they had many challenges to overcome in their pursuit of the River Park, the task force galvanized their efforts to obtain funding and obtaining community support.

Water Rights Issues

There can be no river park without a reliable source of water. This primary issue was seriously addressed during 1993. Concerted efforts by the Pueblo Board of Water Works, WestPlains Energy, and the Pueblo Conservancy District met this challenge head-on via engineering studies, legal work, foresight, and planning. Important issues facing the Water Resources Committee at this time were:

- ◆ Water supply—A reliable source of water was necessary for the initial project as well as any future project expansion. Compliance with state and federal water laws regarding temperature and water quality had to be in place.
- ◆ Water Rights—These rights needed to be protected for WestPlains Energy and the St. Charles Mesa Water District while ensuring an adequate water flow for the proposed project.

HARP Commission

The HARP Commission was formed on March 28, 1994, by Resolution #7337 of the Pueblo City Council. According to the Resolution, the Commission had the following responsibilities:

- ◆ to promote and seek community support for and involvement in the Project
- ◆ to act as a coordinating agency assisting in the development of cooperation agreements and relationships among interested private and public entities
- ◆ to evaluate and make recommendations concerning the plan, design, engineering, construction, management, maintenance and funding for the Project and appropriate entities and organizations that perform such activities

- ◆ to organize a tax-exempt, non-profit foundation capable of accepting and disbursing private and public donations and contributions for the planning, design, construction, management and maintenance of the Project

The HARP Commission was disbanded on April 9, 2001, by the Pueblo City Council with Resolution #9267 repealing Resolution # 7337 that had created the HARP Commission. In its place, the HARP Authority formed the Citizens Advisory Design and Construction Committee, ensuring that the Authority will continue to benefit from the expertise of the former HARP Commission members. The Executive Director of the HARP Authority oversees this committee.

Election

After more than four years of planning and soliciting cooperation among various public entities and the Pueblo citizenry by the HARP Commission, the bond issue for the Riverwalk passed by a narrow margin on November 7, 1995.

Property Ownership/Planning

After much research and legal wrangling, the property on which the HARP project would be built was secured. While this lengthy legal process was being completed, planning was in its final stages.

Groundbreaking/Construction

A groundbreaking ceremony was held on September 27, 1996, at the parking lot located next to Victoria Street (east of Lake Elizabeth).

Construction began on October 15, 1996. The initial construction consisted of Phases I and II. Phase III will be constructed after the Pueblo Police Building and Pueblo County Health Department are relocated.

Phase I

- 1) Opened up the water channel by removing the parking lots along Elizabeth Street between Victoria and Main Streets
- 2) Removed the existing 96" storm sewer pipe which extended from WestPlains Energy and replaced it with a new multi-diameter storm sewer drainage extension
- 3) Relocated major utilities under the channel
- 4) Realigned Elizabeth Street to the east to connect with City Hall Place
- 5) Constructed Lake Elizabeth
- 6) Built three bridges over Lake Elizabeth, Main Street, and Union Avenue
- 7) Completed soil, environmental, and earth work

Phase II

- 1) Added channel edges, art walls, ADA access ramps, railings, public fixtures, public art, landscaping
- 2) Built lake front wall along Lake Elizabeth
- 3) Finished Lew Rhodes Parkway
- 4) Completed bicycle and pedestrian trails
- 5) Began landscaping
- 6) Built education plazas

Phase III

A linkage north to the existing Marriott Hotel, channel, pedestrian crossover, grading of PAD site, boat turnaround in the channel, and the development of a new plaza will be important elements in this phase. Parking issues continue to be critical.

HARP Foundation

The HARP Foundation was incorporated as a Colorado non-profit corporation on February 28, 1995. The Articles of Incorporation state that the purpose of the Foundation is to:

“...Accept and disburse private and public donations and contributions for the planning, design, construction, management and maintenance of the public project located within the City of Pueblo, Colorado, known as the “Historic Arkansas River Project.”

To date, the HARP Foundation has raised over \$7 million.

The HARP Authority

The mission of the HARP Authority is to manage in the most effective and efficient means possible the supervision, promotion, operation, development, and maintenance of the Historic Arkansas Riverwalk of Pueblo for the enjoyment of the citizens of Pueblo and its visitors.

The HARP Authority is a separate legal entity formed by Pueblo City Ordinance # 6282.

Board of Water Works

Without a clean and permanent supply of water, the Riverwalk could not have been possible. Since 1991, the Board of Water Works and its management have been an active partner in the HARP Project. Time, funding, and in-kind services donated by the Board of Water Works helped to bring the project to fruition.

WestPlains Energy

WestPlains Energy not only cooperated on water rights and land issues regarding the development of a river walk, but it also became a key player and active corporate partner. From its in-kind donations during the planning and construction phases to its financial backing, WestPlains helped to make the Riverwalk possible.

City and County of Pueblo

The City and County of Pueblo continue to support the HARP Project both financially and with the expertise of their personnel.

Future Plans

The first business on the Riverwalk, a kiosk, opened in Spring, 2001. Permanent structures will be important as the HARP Project is transformed from a park-like project to a vibrant area of multi-use buildings. The courting of private sector developers is an on-going process.

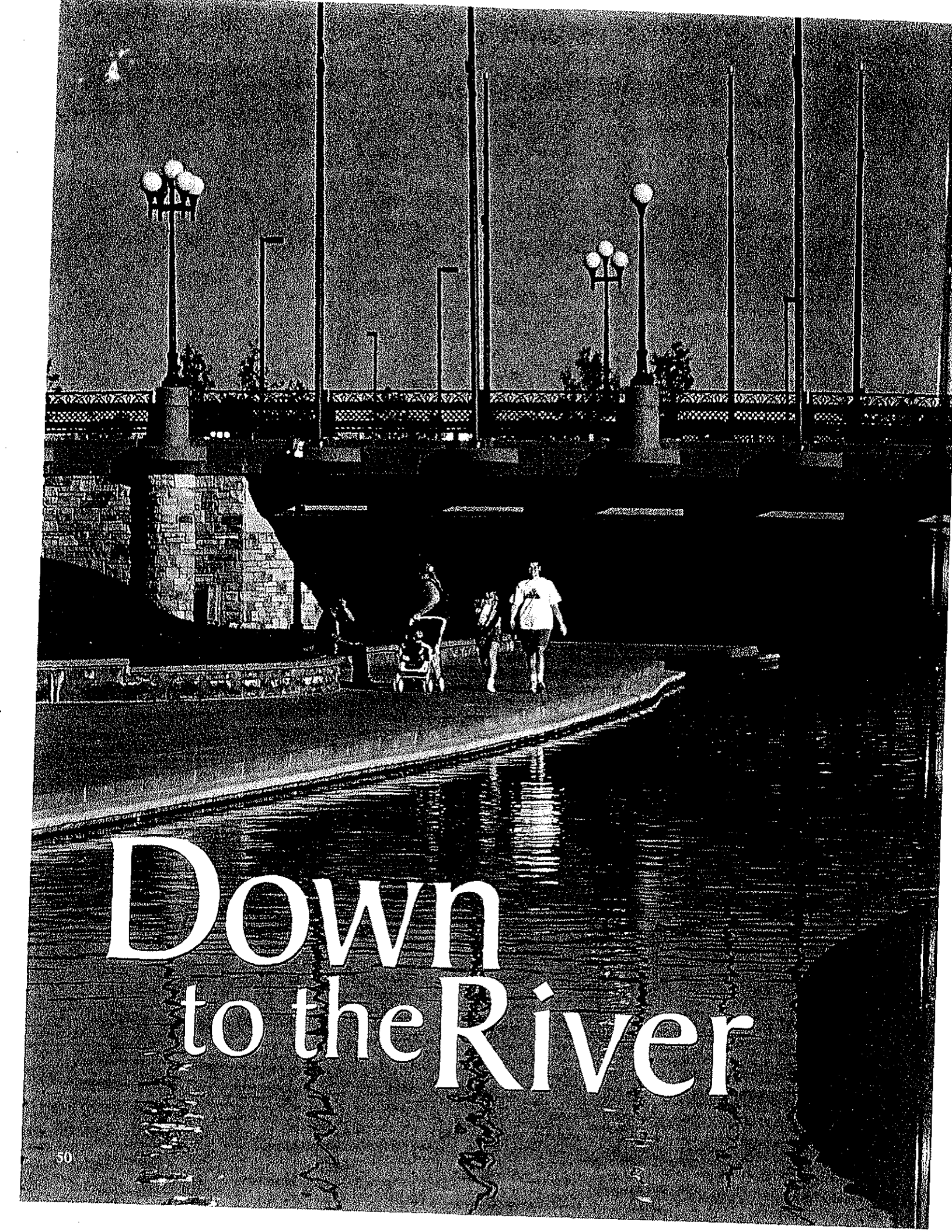
The completion of Phase III with its connection to the Pueblo Convention Center is on-hold until the Pueblo Police Building is moved. This part of the project will be funded with monies from the bond issue.

WATER SHAPES

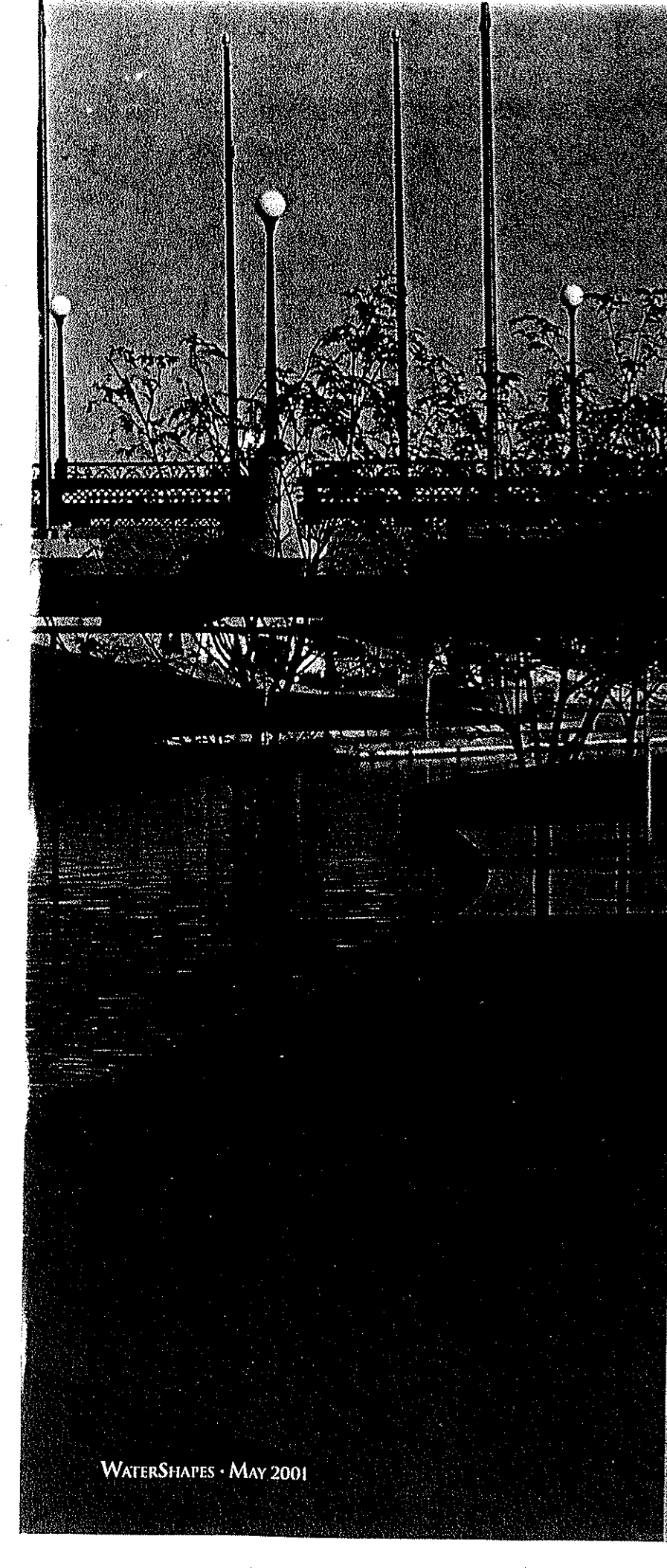
In the MUD

THE DANCE

PLUS:
**Water and the revitalization
of a city's faded downtown**



Down to the River



Inspired by a source no less prominent than the hugely popular San Antonio Riverwalk, the citizens of an old Colorado steel town have invested \$24 million in a project they call HARP—the Historic Arkansas Riverwalk of Pueblo. The project has transformed the town's rusty image, says landscape architect Donald Brandes, and sums up the benefits of thoughtful watershaping on the grandest possible scale.

By Donald H. Brandes, Jr.

In 1921, a flood rolled into Pueblo, Colo., submerging the civic center beneath 11 feet of water and leaving more than 100 people dead. To prevent the recurrence of such disasters, engineers came to town, diverted the river along a different path and encased it in underground levees several blocks away.

Seventy years later, a grand project known locally as HARP—the Historic Arkansas Riverwalk of Pueblo—undertook to restore the historic course of the Arkansas River and make it the centerpiece of a 26-acre downtown park.

HARP re-creates 2,220 linear feet of the historic river in concrete-lined (yet naturalistic) channels. Nearing completion after ten years, the urban park will include 3,300 linear feet of navigable waterway for use by water taxis and pleasure boats as well as dramatic fountains; more than a mile of promenades and other walkways; a two-acre lake; and an outdoor environmental-education center.

It has been a massive undertaking, as befits a project aimed at revitalizing an entire city. For the watershaping community, the project also stands as an example of the truly transforming effect that large bodies of water can have in an urban environment.

Role Model

Seeking inspiration, HARP's planners needed to look no farther than San Antonio, Texas, and its famous Riverwalk.

Like HARP, the San Antonio project is more an engineering feat than a natural river. And the size of San Antonio's artful waterways – 30 feet wide and 4 feet deep – are so similar to HARP's that it made the San Antonio model even more appropriate.

In both cases, a combination of weirs, waterfalls and treatment facilities ensures water quality. Here in Pueblo, storm water is diverted to a huge chamber beneath the channel; any outfall is hidden beneath a waterfall created by weirs as the HARP channel rejoins to the main flow of the Arkansas River.

In other words, HARP is an engineered, controlled environment that brings the public close to the water and serves to increase the value and usefulness of the area – not to mention the pride and image of the entire city of 107,000 residents. After 70 years, San Antonio's Riverwalk has be-

come one of the nation's liveliest urban districts. The same ambitions apply to our Riverwalk in Pueblo.

Even in its uncompleted state, HARP already unifies the downtown area by providing a focal point and linking Pueblo's historic City Hall with other civic, cultural and educational institutions such as the Sangre de Cristo Arts Center, El Pueblo Museum and the new Buell Children's Museum. It embodies a style locals call "Pueblo soul" – a mixture of Chicago-influenced architecture, industrial grit, high-desert vegetation and Latino culture.

Today, the Pueblo Riverwalk is basically a downtown park, but future phases of development include an urban retail and entertainment district and, eventually, a hotel and conference center, restaurants, pubs, retail shops, offices and even some residences.

And already, HARP is a magnet for tourists as well as local people who enjoy visiting the museums, fishing, paddle-boating on the lake and strolling along

the promenades. With a year-round flow of water and a climate that boasts 350 sunny days a year, there's much to enjoy – and HARP's tailored waterways only make it better.

A Decade in the Making

Creating the Riverwalk was a massive public and private effort. As recently as five years ago, the site contained a large parking lot and a cooling pond for an adjacent power plant. The only other visible water could be seen through a grate covering a drainage system that led to two large buried pipes.

The task of transforming this bleak set-

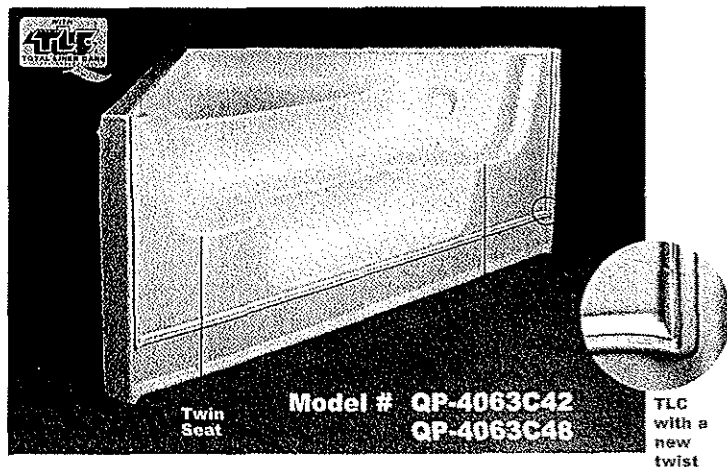
Once the cooling pond for a local power plant, Lake Elizabeth is now a key feature of the Pueblo Riverwalk and serves as the controlling reservoir for most of the water flowing through the system.



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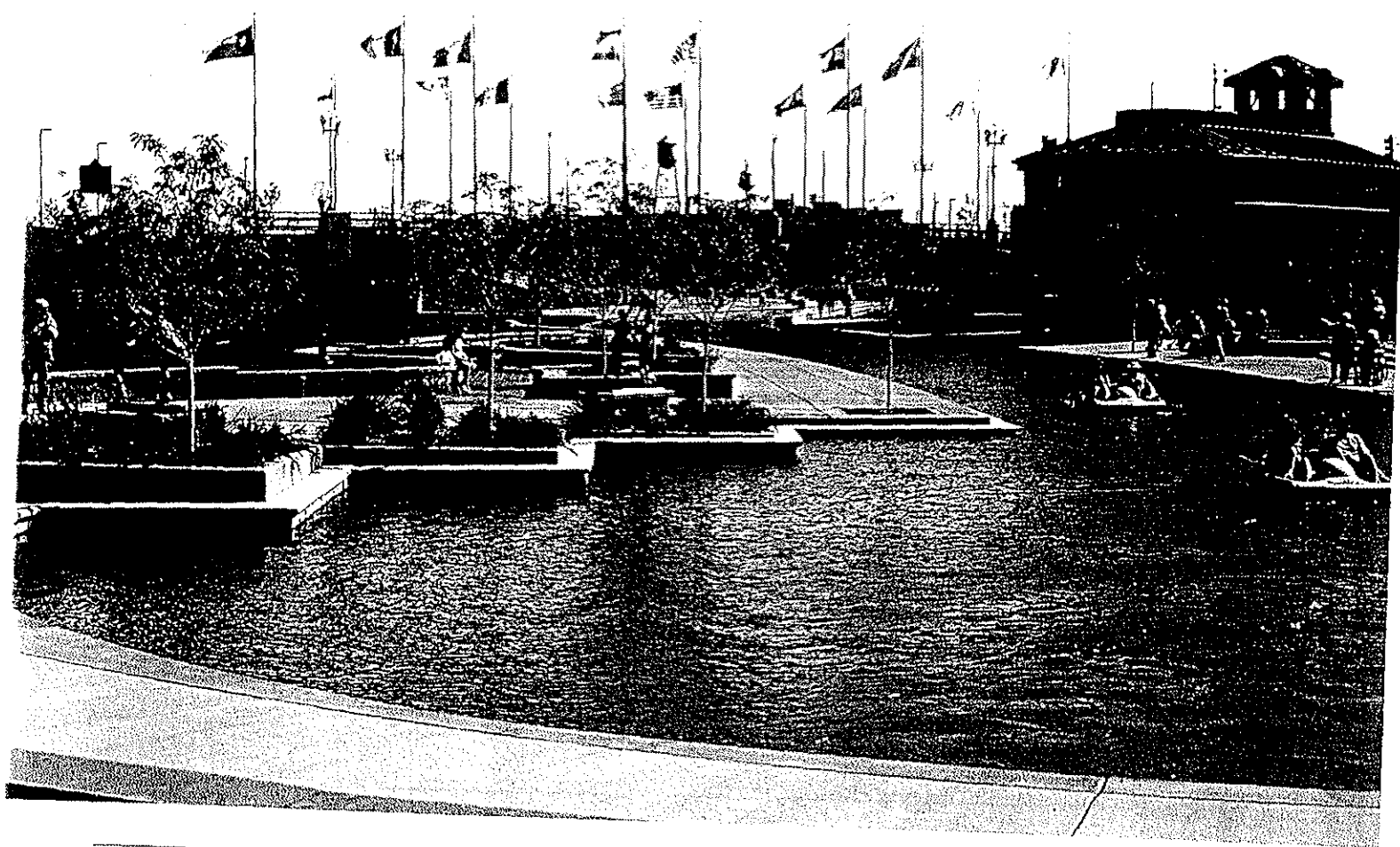
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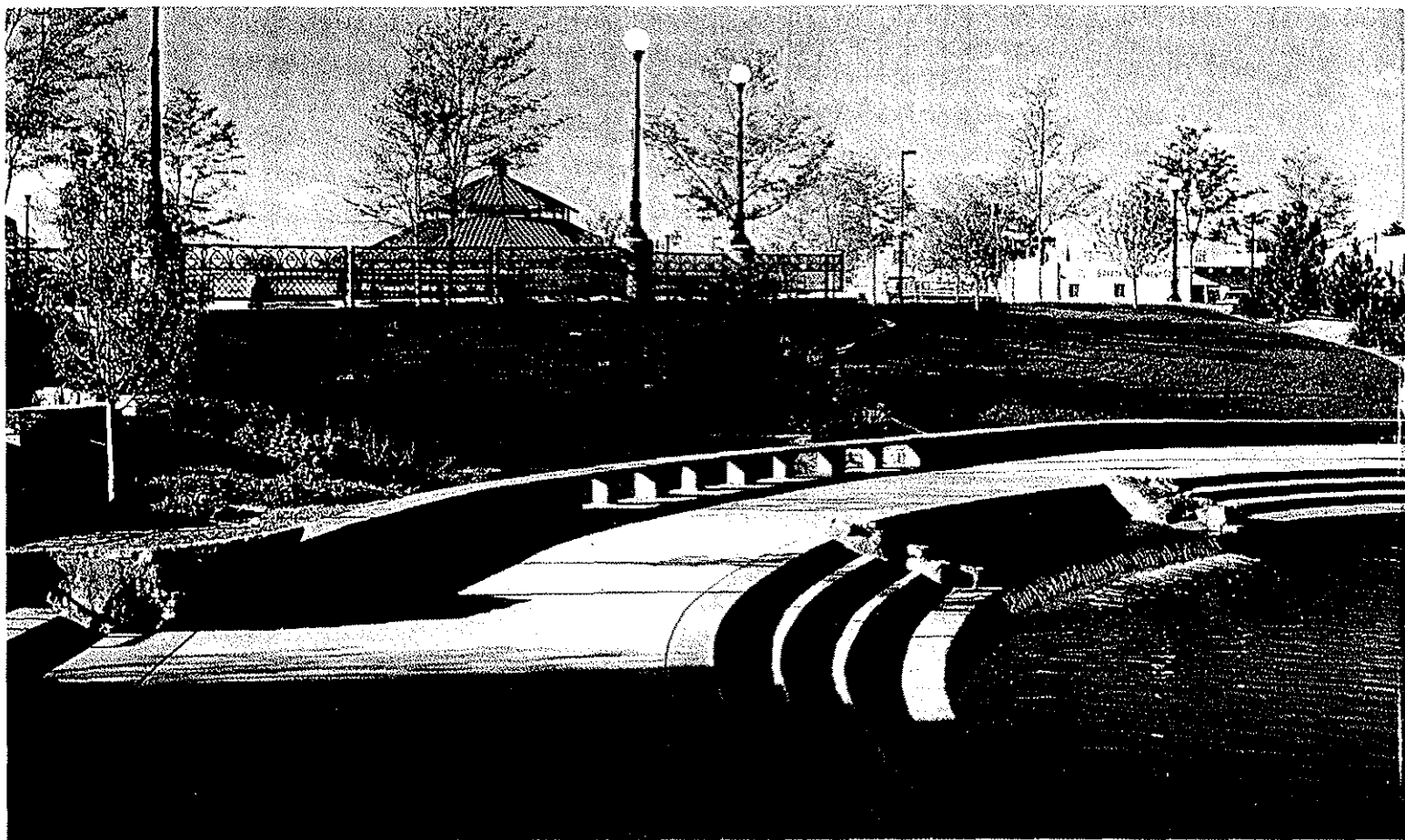
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Kelly Falls forms the visual and physical link between Lake Elizabeth and the Riverwalk's main channels. The flow over the falls is supplemented by flow through openings at the base of the walls.

ting into a cool, shaded tourist attraction began when a citizen group called the HARP Commission hired our firm, Design Studios West (DSW), in 1991. Our job was to collaborate with a team of designers, engineers, artists and citizens to design and, we all hoped, eventually build the project.

But first we worked with Pueblo's citizens to determine whether HARP was even feasible.

Challenges abounded: For the previous decade, for instance, the project was stalled by fears that "daylighting" the channel would revive the danger of flooding. Funding was an issue as well, and it was unclear how HARP related to other downtown revitalization projects.

So we started to ask hard questions. Would it be possible to divert the water HARP needed away from industrial use? What would be the impact of removing 250 downtown parking spaces from ser-

vice? Would it be prudent to remove two 8-foot flood-control pipes that had just been installed at great expense?

To begin to get answers, our firm called on James E. Keeter, a fellow of the American Society of Landscape Architects and, for the past 40 years, the guiding force behind the San Antonio Riverwalk. Keeter designed many of the romantic, intimate spaces that have made San Antonio's Riverwalk successful while also resolving its flood-control issues. In fact, his latest San Antonio project has involved creating a diversionary tunnel to relieve the threat of a 100-year flood.

Meanwhile, the city of Pueblo began coordinating HARP's plans with overall renewal plans for its entire 80-block downtown district. In 1993, Pueblo voters passed a bond issue to build a \$19 million hotel and convention center. This pushed HARP out of the realm of a linear park and toward the commercial, San

Antonio model—and from a pastoral, bucolic approach to an urban one that would feature shops and hotels.

One problem soon emerged: The site chosen for the convention center was three blocks from the Riverwalk, on the opposite side of police and fire department buildings. While Pueblo officials negotiated to move these agencies, our design team added a new element to HARP: a finger-like, two-block-long channel heading north to the convention center site.

Then there was the biggest challenge of all: Pueblo's voters still needed to pass a \$12.9 million HARP bond issue, which came up for vote in November 1995.

Making Impressions

To help residents grasp the project's scope, we at DSW commissioned Pueblo architects Hurtig, Gardener and Froelich to construct a scale model.

The \$9,000 model was put on display at

the Colorado State Fair, held in Pueblo two months before the election. More than 500,000 people saw the model during the fair's three weeks, and many lingered for as long as 30 minutes, delighting in picking out landmarks such as City Hall and expressing amazement that such a project could even be considered for downtown.

The model was the single element that helped people understand what HARP was all about.

In November 1995, voters narrowly approved the bond issue. Other funding soon moved into place, including \$7 million in foundation grants and private donations as well as \$3 million in federal and state grants — among them a \$1 million Legacy Grant from Great Outdoors Colorado (GOCO). The concept proved so popular that the Riverwalk raised more money than had been projected, allowing our team to customize design details and use higher-quality materials, including stone.

By the end of 1996, the Riverwalk had begun to take physical form. In Phase One, the parking lots were torn up, and Elizabeth Street was temporarily closed while other streets were extended and improved. Even these steps opened vistas from the future Riverwalk to historic downtown buildings and to Pikes Peak, 40 miles to the north near Colorado Springs. Underground utilities were moved or improved, and three roadway bridges over the channel were constructed or upgraded with adequate clearance for riverboats.

Now it was time to excavate the historic channel. Once the digging started, we found railroad boxcars, hoppers and even a woolly mammoth bone in the muck. For a time, we were concerned that these discoveries would cause delays as the paleontologists did their painstaking work; as it turned out, however, no more bones were unearthed.

As a bonus, the construction pit also

yielded huge chunks of sandstone originally used as retaining walls when the Arkansas River freely coursed through downtown. Measuring two feet on each side, these were diamond-cut into masonry-sized pieces and were then used on new retaining walls along the Riverwalk's pathways.

The project's wellspring, the cooling pond from the West Plains power plant, was expanded, lined with impervious clay and converted into pastoral Lake Elizabeth. Water-rights negotiations ensure a minimum depth of four feet on the two-acre lake. Now water flows from the lake at a rate of at least 12 cubic feet per second over Kelly Falls and into the Riverwalk channel. (The maximum flow capacity is 32 cfs.) Even at the minimum flow, park visitors are assured they will never find themselves walking along an empty ditch.

The flow from Kelly Falls is supplemented by two box openings at the base of the channel wall. This bottom en-

At the heart of the Riverwalk is El Pomar Plaza, whose grand staircase provides pedestrian access to the water and serves as a focal point for HARP's fountains and public art.



try creates a churning that reduces algae buildup without detracting from the waterfall effect.

People Pleasing

Once the waterways were established, the aboveground work began in earnest.

El Pomar Plaza is HARP's grand entryway and focal point. Made of sandstone and framed by lush greenery, the plaza features a grand staircase that leads from parking facilities near City Hall through shaded walkways and various seating areas.

The Physicians' Fountain is the foundation for a performance stage at the base of the steps. Nozzles embedded in the stage floor produce computer-controlled sprays of various heights and intensity for water play. Given that intended use, water for the fountain is isolated from the rest of the Riverwalk system and is treated to drinking-water standards in a pump room/vault located 16 feet underground.

We also took steps to make certain this treated water will not reach the river. Fountain water collects in a trench drain and is recirculated. When the fountain is turned off, the flush nozzles do not interfere with performances on the stage.

At the project's northeast end, DSW designed a natural pond in collaboration with the state's Division of Wildlife. This area now hosts wetland plants, an observation deck and an outdoor amphitheater constructed of historic river stone. Here storm water and channel water mix before flowing back into the Arkansas River, resulting in a great fishing spot for downtown Pueblo.

In HARP's next phase, this area will be enhanced with more wetland plants. We were pleased when beavers discovered the spot and felled cottonwood trees to build a dam. Unfortunately, however, the beaver family had to be moved, because there was no way to ensure the water level they require. Even so, this demonstrates the natural forces already at work in this fabricated area.

Twelve acres of HARP have been elaborately landscaped. The \$955,000 planting budget included 280 deciduous shade trees, 60 deciduous ornamental trees, 100 evergreen trees, 875 evergreen shrubs, 3,950 deciduous shrubs, 640 perennials and 4,700 wetland plants.

Retaining walls and abutments for the three bridges that cross HARP were built from three types of sandstone – the material the Arkansas River cuts through as it approaches Pueblo.

Celebrating the River

HARP shows how even cities located on parched prairies or deserts can capitalize on the drama and vitality of their urban waterfronts.

More important, however, is that HARP has become a symbol for Pueblo, a town basically left for dead after the early-1980s collapse of the steel industry. With admirable pluck and vision, the community diversified its economy and has captured its sense of revival in its downtown historic district. As a result of these and other efforts, the Partners for Livable Communities recently named Pueblo as one of the nation's "most livable cities."

Although not quite complete, HARP was dedicated with a week-end-long party in October 2000 – the crowning touch for Pueblo's renewal and a reflection of the pride and resiliency of its citizenry.

Enhanced by Art

The Pueblo Riverwalk provides a spectacular setting for water-themed public art.

The Farley/Reilly Fountain, for example, stands on concrete steps built into an elevated section of the channel wall. Designed by Colorado sculptor and landscape architect Richard Hansen, it was assembled from stones extracted (with a permit) from an abandoned Bureau of Land Management quarry about 50 miles from Pueblo.

In all, Hansen took 17 tons of red granite to his nearby studio, where he carved a quartet of 10-foot columns with a capstone measuring 18 feet across. The entire fountain has rough, unfinished surfaces that create what the sculptor calls a "geological presence."

He bored through the upright pieces with a core drill to accommodate 3-inch pipes – the source of cascades that shoot 300 gallons a minute from the top of the columns. The cascades fall down "water steps" across a Ripple Panel that Hansen carved from a 15-by-5-foot granite slab he found at the seconds yard of Cold Spring Granite in Minnesota. Using both pneumatic and hand tools (he was once a stone-carving apprentice at the Cathedral of St. John the Divine in New York), Hansen engraved a wave pattern that creates visual interest even when water is not running.

The Farley/Reilly Fountain also incorporates an optical illusion: Water appears to be flowing under the sidewalk, over the steps in the channel wall and back into the channel. It does not do so. In fact, the water spilling over the steps comes from a separate source and is pumped from Lake Elizabeth.

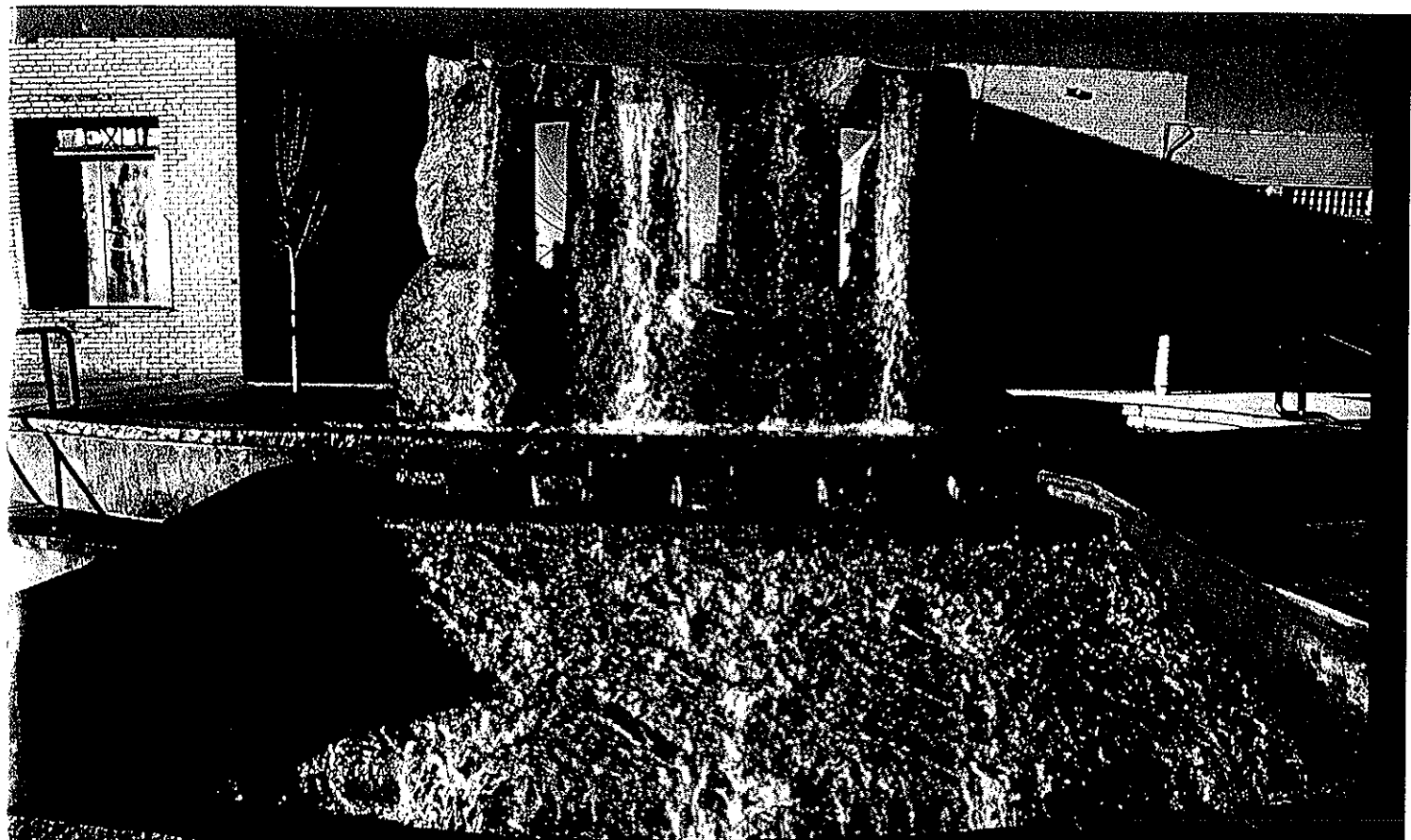
Hansen also executed two sculptures, "Meander" and "Wave," that double as benches. He chose to execute these pieces in granite, another material found locally. The silver and black tones of the granite provide a welcome foil to the ocher- and khaki-colored sandstone of the El Pomar Plaza.

These two pieces – practical public art that express the movement of rivers in the landscape – were fashioned by affixing light-gray slabs onto black boulders that were byproducts of local gold-mining operations.

"Meander" is an imperfect rectangle incised with the form of a meandering river from an aerial view. The groove casts slightly downward to allow rainwater to drain. "Wave" possesses a rougher look with unfinished stone that has been scored and grooved. The surface resembles Class II river rapids captured in freeze-frame.

The slab Hansen used for "Wave" cracked during fabrication. Rather than discarding the piece, he reassembled it by cutting matching joints and linking the two pieces with a quarter-inch steel slab slipped underneath. Both pieces have been so well received that Hansen has been commissioned to create three more benches for HARP.

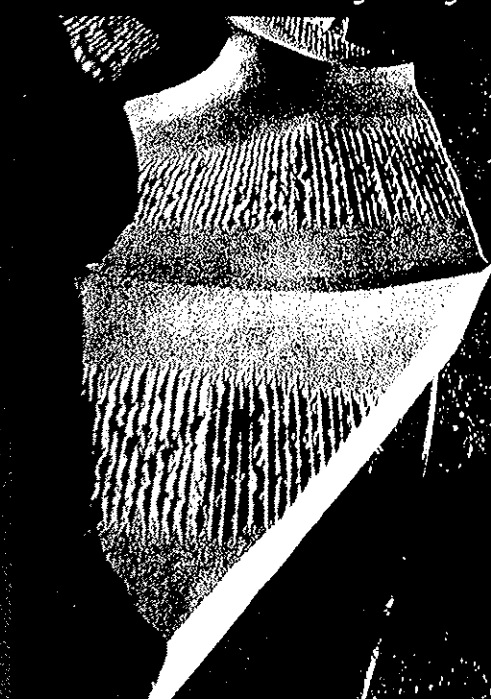
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The Farley/Reilly Fountain



Meander



Wave