

HISTORIC ARKANSAS RIVER PARK
DRAFT DEVELOPMENT PLAN

SEPTEMBER 23, 1991

TABLE OF CONTENTS

	<u>Page</u>
I. MISSION	1
II. IMMEDIATE GOAL	1
III. DEVELOPMENT PLAN	1
IV. CONTRACTUAL RELATIONSHIPS, PHYSICAL INVENTORY, ENGINEERING	2
V. PROGRAM CONCEPT/DESIGN	3
VI. IMPLEMENTATION	3

HISTORIC ARKANSAS RIVER PARK DEVELOPMENT PLAN

I. MISSION

The HARP Committee is created to assist with increasing Pueblo's tourism by developing the Historic Arkansas River Park.

II. IMMEDIATE GOAL

To establish the historic Arkansas River channel as a multi-use river park including Elizabeth Park (Utili-Corp cooling ponds) through the Lew Rodes Parkway to Santa Fe Avenue.

III. DEVELOPMENT PLAN

A. Political Relations

1. Cooperating Entities

If a project of this magnitude is to be successful, all of the appropriate entities must be involved. It is anticipated that the following entities should be directly involved: city, county, state, and federal officials, Conservancy District, Southeast District, Water Board, Pueblo Chamber of Commerce, Latino Chamber of Commerce, Union Avenue and Downtown (RE-DO), Utili-Corp., The Pueblo County Historical Society, Pueblo Community College, and The Greenway Foundation.

These additional entities should be peripherally involved: Pueblo Economic Development Corp., Public Service, Colorado Outdoors Performing Arts (COPA), University of Southern Colorado, School Districts 60 & 70, and the Senior Resource Development Agency.

2. Sequence of Activities

- a. Review draft of Development Plan with Lew Quigley and Mike Occhiato.
- b. Review final draft of the Plan with entities directly involved.

- c. Identify sequence of approvals/permits and appropriate lobbying effort for each.
- d. Identify affected private parties and involve each, i.e. Andrews Produce, Patti's, Utili-Corp, Pumphrey, Bingo Palace, etc.
- e. Visit with appropriate staff of participating entities to determine best alternatives.
- f. Appoint Fundraising Committee.

B. Promotional Activities

1. Cooperating Entities

It is recognized that this project will need the full cooperation, and support of the people of Pueblo. To achieve this objective, the following entities must be directly involved: Chamber Tourism Committee, City Merchants' Associations, RE-DO Committee, Pueblo Chieftain, electronic media, civic clubs, and the Historical Society.

2. Sequence of Activities

- a. Publicize after the Development Plan and initial funding is secured or identified and visuals are prepared.
- b. Public announcement/reception/ground breaking (invite public and all involved).
- c. Run series of newspaper articles.
- d. Long-term widespread promotion after completion.

IV. CONTRACTUAL RELATIONSHIPS, PHYSICAL INVENTORY, ENGINEERING

- A. Identify land and water ownerships and covenants.
- B. Inventory what physical obstacles are in the ground, how they function, and what impact they have on the project's development.
- C. Assess the engineering necessary to develop the appropriate water flow

while maintaining utili-corp's needs and staying in compliance with water laws and tenants.

V. PROGRAM CONCEPT/DESIGN

- A. Develop the concept according to the mission/goals of the project.
- B. Design the project according to the realities of the engineering requirements determined by III, A, B, and C above.
- C. Develop a parking replacement plan to support the project.
- D. Develop appropriate recommendations for a city ordinance to allow for commercial and retail occupancy along the park.
- E. Develop a projected project budget.

VI. IMPLEMENTATION

A. Administration of the Project

Get a commitment and designated project director from the City to administer the project.

B. Develop a Performance Schedule of Activities

This schedule will include all physical and promotional activities necessary to achieve the goal of the project.

C. Identify Construction Funding

A committee of public and private membership will research and raise funds for the project.

HISTORIC ARKANSAS RIVER PARK
(H.A.R.P.)

COMMITTEE MEMBERSHIP

+ Mike Ceballos

Ms. Meme Dunckel, President
Pueblo Chamber of Commerce
P.O. Box 697
Pueblo, CO 81002

Dr. Tony Zeiss, President
Pueblo Community College
900 West Orman Avenue
Pueblo, CO 81004

Ms. Kathy Farley
Pueblo County Commissioner
47 Country Club Village Drive
Pueblo, CO 81008

Mr. Bill Zwick
Dept. of Planning & Develop.
P.O. Box 1427
Pueblo, CO 81002

Mr. Alan Hamel, Director
Pueblo Board of Water Works
319 West 4th Street
Pueblo, CO 81003

Mr. Ray Kester
KLH Engineering Consultants
111 East 5th Street
Pueblo, CO 81003

Ms. Pat Kelly
264 Sifford Court
Pueblo West, CO 81007

Mr. Jim Munch, Director
Department of Planning & Development
P.O. Box 1427
Pueblo, CO 81002

Mr. Gus Sandstrom
District Attorney
215 West 10th
Pueblo, CO 81003

Mr. Tommy Thomson
Southeastern Colo. Water Conservancy Dist.
905 Highway 50 West
Pueblo, CO 81008

Mr. Richard Zajec
Assistant City Manager
P.O. Box 1427
Pueblo, CO 81002

PCD

25,000 in kind
Contribution in

Concept/Feasibility
Studies and
Preliminary Plan

To Match with:

CD BA
City

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to a piece of

improvement (said of town)
as a start -
with...

Pat Kelly/K. Farley
Gus Sandstrom

W/utahians - to do
P. Cross - Dist. with...

2 meet needs
of City, etc.
I am for H.A.R.P.

HISTORIC ARKANSAS RIVER PARK IMMEDIATE TASKS

SEPTEMBER 23, 1991

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|--|----|--|
| Munch | 1. | Identify alternatives (feasibility) with planners and engineers. |
| Zeiss-Munch | 2. | Finalize Development Plan. |
| Zeiss-Hamel
Dunckel, Kester | 3. | Review plan with Lew Quigley and Mike Occhiato. |
| Zeiss-Munch | 4. | Develop performance schedule. |
| Munch | 5. | Develop flow chart of project activities. |
| Munch | 6. | Develop visuals of Park. |