



A CONCEPT BY  
**88 GROUP LLC**

HISTORIC ALFRED CROWELL RESIDENCE  
E 8TH STREET

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**INCREMENTAL  
DEVELOPMENT  
ROOTED IN LOCAL  
HISTORY, CULTURE &  
THE ARTS**

*A Place Safe for Diversity - A Place Set Apart*

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## A PLACE SAFE FOR DIVERSITY

*Historically known as East Pueblo and Park Hill, the East Side is, outside of the San Luis Valley, one of the very earliest areas in Colorado to be settled by Europeans.*

## PHILOSOPHY

*Incrementalism is best paired with time. By rooting in a neighborhood, building relationships and making many small improvements over time, a small developer can build wealth in their community.*

## INCREMENTAL DEVELOPMENT

*We partner with InDev Alliance which is a not-for-profit Alliance of practitioners who train small developers, helping citizens strengthen their own neighborhoods and helping city champions get the kind of development their community wants. Strong places are built at the speed of trust from the bottom up, and today's cities need systems to support that incremental development. It's messy, slow, and difficult work but we know this is how great places come to be. That leaves us with a challenge: to build the capacity for locals to invest in their own neighborhoods, and to help institutions encourage that small-scale development.*

## PROCESS

*At the 88 Group LLC, we realize that it takes a variety of individuals, groups and organizations to achieve thoughtful neighborhood redevelopment goals. Among the financial and community resources available in Pueblo, we support the mission of Pueblo Urban Redevelopment Agency (PURA), the Community Planning and Development Agency, the Office of Economic Development, the Colorado Housing and Finance Authority (CHFA), as well as federal agencies, private foundations, banks and other business organizations.*

## BUILDING TO HEAL: A FRAMEWORK FOR HOLISTIC COMMUNITY DEVELOPMENT

*Our team is reimagining what is possible within the field and practice of community development, with culture, creativity, and healing at the center. Historically, the housing sector has evaluated community development impact through the lens of the number of units produced or preserved. However, research demonstrates that brick and mortar alone does not cultivate thriving, sustainable communities. Housing and community development without a comprehensive understanding of residents' collective lived experience and inherent strengths has significant potential for harmful community disruption, cultural erasure and perpetual trauma.*