

## PuebloPlex Redevelopment Plan: Public Meeting #1 Summary Pueblo, Colorado



This document summarizes the key discussions and outcomes from the first public meeting for the PuebloPlex Redevelopment Plan, held on June 24, 2025, at the Pueblo Community College - Tony Fortino Ballroom in Pueblo, CO. The meeting aimed to gather community input to shape the future of PuebloPlex, including the reuse of the PCAPP Parcel. The event was highlighted by the attendance of the Governor of Colorado, underscoring the significance of the PuebloPlex Redevelopment Plan to the region and the state. The Governor's participation emphasized the importance of economic revitalization, job creation, and long-term community investment tied to the successful redevelopment of the site.

## 1. What is PuebloPlex?

PuebloPlex is the former Pueblo Chemical Depot site, now overseen by a Redevelopment Authority. It spans 23,000 acres, with 15,847 acres designated for opportunity and an additional 7,000+ acres from the PCAPP. The site also contains over 600 buildings of various types and ages, including industrial facilities, storage igloos, and warehouses. The PCAPP facility is noted as a newer infrastructure. There are 40 miles of infrastructure, hundreds of miles of rail, and hundreds of miles of road infrastructure, along with drainage ditches.

PuebloPlex currently hosts tenants in various sectors:

- **Rail & Rail-Related:** MxV Rail (test lab, rail/hazmat emergency response training), railcar storage & switching operations
- **Advanced Transportation/Research & Development:** Swisspod Technologies
- **Aerospace Testing:** United Launch Alliance
- **Manufacturing:** Various tenants in spec/industrial buildings
- **Warehousing & Logistics:** Multiple tenants leveraging rail/road access
- **Storage:** Business and personal storage users (igloos and warehousing space)
- **Research & Development:** R&D/education workspace (e.g., CSU-Pueblo affiliates)

Market interest for future development includes advanced manufacturing, transportation & logistics, aerospace & defense, energy production & storage, technology & innovation, and logistics & distribution. Target industries include data centers, with strong demand fueled by AI and cloud storage, benefiting from Pueblo's climate (over 300 days of sunshine, low natural disaster risk). A single data center can be a \$200 million taxable asset, though it might only create about 10 jobs. Nuclear power, specifically small modular nuclear reactors, is also considered a viable power source, believed to use less water and be deployable in phases to meet large power demands.

## 2. Project Overview: The Redevelopment Plan Project

The redevelopment plan is a strategic initiative to guide the future reuse and revitalization of the former Pueblo Chemical Depot. It aims to update the 2016 Redevelopment Plan to reflect current market conditions, infrastructure realities, and regional goals. The plan will

utilize a market-driven land use strategy to attract investment, jobs, and innovation, and will engage stakeholders and the public in shaping a shared vision for PuebloPlex, positioning it as an economic catalyst for the region.

The redevelopment of PuebloPlex is a long-term, multi-generational economic development initiative, with full build-out not expected within the current generation's lifetime. The plan needs to be revised to be comprehensive, flexible, and capable of supporting economic growth and job creation, especially with the inclusion of the PCAPP parcel.

### 3. Community Role and Engagement Opportunities

Community involvement is crucial for the PuebloPlex Redevelopment Plan. Three public meetings are scheduled:

- **June 2025**
- **August 2025**
- **Winter 2025/26**

Additional engagement opportunities include:

- **Project Website:** InnovationFindsSpace.com will provide meeting announcements, project updates, project documents, sign-up for updates, and a platform for leaving comments.
- **Social Pinpoint:** Linked from the project website, this interactive map allows users to drop pins and add comments on redevelopment opportunities, infrastructure barriers, access and connectivity, legacy concerns, and community ideas.

A primary community concern is the availability of affordable workforce housing to support potential new jobs. Environmental constraints limit residential development on the property. The discussion included the need for support and assistance for builders to create housing in the surrounding areas

#### 4. Live Interactive Survey Results

Participants were asked to participate in a live polling session to gather and record common thoughts, ideas, and priorities among community members. The questions and responses included:

- **What's one word that comes to mind when you think of PuebloPlex? (in order of greatest occurrence)**

Opportunity  
Future  
Industrial  
Contaminated  
Tax opportunity  
Industry  
Big  
Complex  
Prosperity  
Land  
Tremendous  
Huge  
Development  
Potential  
Army  
Jobs  
Expensive  
Remote  
Space  
Legacy  
Innovation  
Data centers  
Technology

- **What types of development would you most like to see at PuebloPlex?**
  - Advanced Manufacturing: 7 responses
  - Clean Energy: 4 responses
  - Logistics/Distribution: 1 response
  - Open Space: 0 responses
  - Other: 1 response
  
- **How important is it to you that the PCAPP parcel supports regional job creation?**
  - Very Important: 12 responses
  - Not Important: 0 responses
  
- **Rank these factors in importance for future development**
  - Job Creation: 1<sup>st</sup>
  - Infrastructure Readiness: 2<sup>nd</sup>
  - Transportation Access: 3<sup>rd</sup>
  - Environmental Safety: 4<sup>th</sup>
  - Community Amenities: 5<sup>th</sup>
  
- **What are opportunities that PuebloPlex should not miss?**

<ul style="list-style-type: none"> <li>▪ Large-scale space with infrastructure</li> <li>▪ New and emerging technologies</li> <li>▪ Clean Energy</li> <li>▪ Manufacturing and data centers</li> <li>▪ Attract high-tech businesses that will survive long term</li> <li>▪ A historical Museum to educate the public about previous missions on site</li> </ul>	<ul style="list-style-type: none"> <li>▪ Self-generate affordable clean energy to support new activities</li> <li>▪ Substantial clean energy operation</li> <li>▪ Support a more affordable energy source for the state as a whole</li> <li>▪ Low cost</li> <li>▪ Expand potable water opportunities and supply for the region</li> <li>▪ Opportunity to re-engage Pueblo at the state level</li> </ul>
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## 5. Table Group Exercise

Attendees participated in a table group activity to discuss key redevelopment questions using a provided worksheet. The breakout group exercise from the public meeting yielded the following insights regarding the PuebloPlex redevelopment:

### 1. Strengths of PuebloPlex and the PCAPP parcel today

- **Size & Opportunity:** The large size and scope of the site, along with the flexibility for various industries, present significant opportunities
- **Leadership & Community Pride:** Leadership is vested in Pueblo, demonstrating personal pride and knowledge of the community, fostering "community pride"
- **Existing Facilities:** The potential of current facilities, including available structures like igloos/magazines, is a strength for repurposing, especially for the defense industry
- **Infrastructure & Access:** Existing infrastructure, robust transportation connectivity, rail, proximity to airport (5 miles, and major crossroads make it a "golden triangle" location. Northern access for roadways is good
- **Economic Factors:** Affordable operating costs, incentives, and lower costs related to time-to-profit due to zoning
- **Workforce:** Existing community job skills and a mix of labor force
- **Single Owner & Zoning:** The site has a single owner, and its unique zoning code allows for a truncated entitlement approval process
- **Innovation Support:** Two university entities support innovation, along with job training and courses
- **Remote & Secluded:** Its remote nature provides a unique environment and seclusion for special land uses

### 2. Barriers that might discourage investment or redevelopment at the site

- **Environmental Concerns:** Environmental issues, contamination, and site reconstruction are significant barriers, as is its history as a chemical destruction site

- **Infrastructure Deficiencies:** Age of infrastructure, unknown costs to upgrade utilities, insufficient electricity capacity, utility rates, water rights issues, and a mix of sewer and septic systems
- **Workforce Challenges:** Lack of available specialized workforce and a general workforce pipeline issue. High labor costs are also a barrier
- **Housing:** Challenges in creating housing units
- **Perception & Vision:** Difficulty in changing the narrative, "Nimby" (Not In My Backyard) sentiment, and inability to see the vision for the site
- **Access & Location:** Lack of access and the perception of being "outside of the region"
- **Regulatory & Entitlement:** Need to refine regulatory review, and a lack of entitlement knowledge, especially for PCAPP
- **Emergency Services:** Fire and emergency services are seen as diminishing
- **Roads:** Pueblo's inability to maintain its roads

### 3. Infrastructure or access improvements that would make this site more viable

- **Utilities:** Improvements in power, water, wastewater treatment (WWTP), fiber, sanitation, and electricity are crucial. It's recommended that investor-owned utilities be avoided
- **Environmental Cleanup:** Cleanup of environmental issues
- **Roads & Bridges:** Improvements to roadways and access to various areas, including Highway 96 & 50 and replacement of 3 bridges. Consider a municipal utility district for roads
- **Buildings:** Repurposing existing buildings
- **Rail & Air:** Rail expansion and improving the airport. Ensuring mainline rail access is in good shape. Unmanned air improvements
- **Emergency Services:** Enhanced fire & emergency response
- **Workforce Recruitment:** Recruitment of tool manufacturing, machinists, and CMC

- **Community Engagement:** Community tour of site (limited)
- **Transit:** Passenger rail, van pool services, and improving employee commute/access
- **Budget:** Address the limited budget to rehabilitate/refurbish

#### 4. How this redevelopment can best serve the broader Pueblo community

- **Economic Benefits:** Job creation and retention, growth in tax base, becoming an economic driver for the community, and local economic improvement. Getting PuebloPlex back on the tax rolls can generate millions in taxes
- **Workforce & Education:** Education and training opportunities, broadening and diversifying Pueblo's workforce, attracting employers with skill requirements matching local labor force inventories, and engaging/partnering with local schools & universities
- **Quality of Life:** Becoming more enticing to young professionals, offering lower taxes, better housing, emphasizing quality community services, and potentially onsite housing
- **Employee Services:** Providing employee food trucks, restaurants, business services, and onsite daycare
- **Target Industries:** Attracting sustainable, resilient businesses and self-sufficient target industries with educational opportunities related to rail
- **Environmental Cleanup:** Cleaning up the site to industrial standards
- **Energy Solutions:** Promoting renewable energy and battery storage. Recommend a PuebloPlex Cooperative for energy to avoid dependence on external providers
- **Unique Environment:** Leveraging the location's unique environment and seclusion for special land uses
- **No Nuclear Waste:** Strong preference for no nuclear waste site

## 6. Next Steps

The projected timeline for the redevelopment plan includes:

- July through October: Draft Plan Development.
- August 2025: Public Meeting #2
- Winter 2025/26: Public Meeting #3
- Winter 2025/26: Final Plan

Project commitments in response to feedback include:

- **Transparency:** All input and discussion points will be compiled and made available on the project website
- **Inclusive Engagement:** This meeting is the "first step," with efforts planned to improve outreach and ensure a more inclusive process
- **Ongoing Communication:** The project team will use the sign-in sheet to maintain contact with attendees and provide updates