

PuebloPlex Redevelopment Plan

Public Meeting #1

June 24, 2025 | 6:00 – 8:00 PM

Pueblo Community College – Tony Fortino Ballroom





Welcome & Introductions

Welcome by: **John Chrisman,**
Director of Planning and Development, PuebloPlex

Facilitator: **Patrick Small, AICP**
Project Manager, HR Green

Meeting Purpose: **Gather community input** to shape the future of PuebloPlex,
including reuse of the PCAPP Parcel

Meeting Agenda

1. What is PuebloPlex?
2. Project Overview
3. Community Role and Engagement Opportunities
4. Live Interactive Survey
5. Table Group Exercise
6. Next Steps

What is PuebloPlex?

- ▶ Former Pueblo Chemical Depot site
- ▶ Redevelopment Authority
- ▶ 23,000 acres
 - ▶ 15,847 acres of opportunity
 - ▶ 7,000 + acres PCAPP
 - ▶ 600+ buildings
 - ▶ 40+ miles of rail infrastructure



History of the Site & PCAPP Parcel

- ▶ Used by the U.S. Army since WWII for storage and demilitarization
- ▶ PCAPP mission completed in 2023
 - ▶ Now ready for transition to community-driven redevelopment



History Timeline

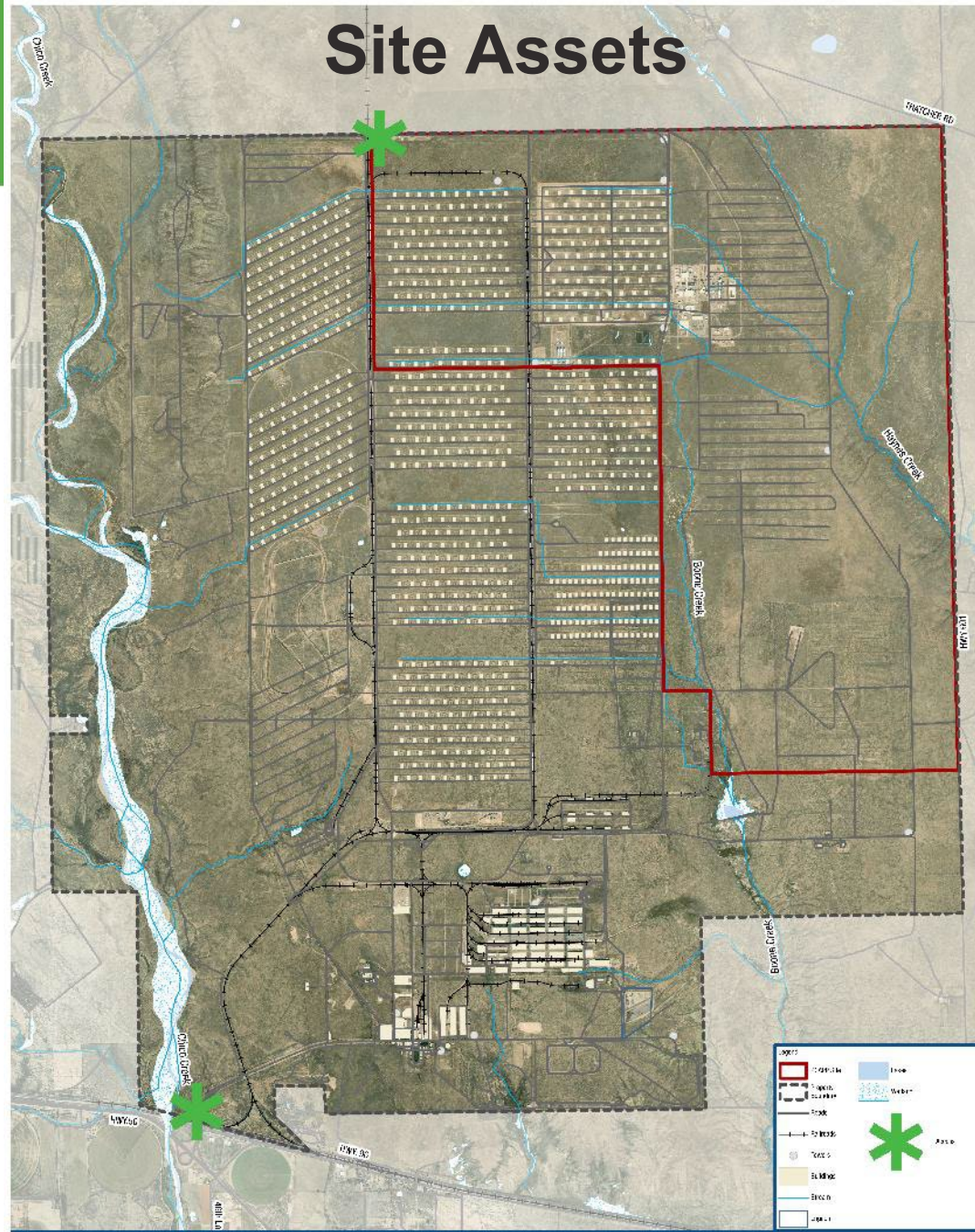
- ▶ **1942** – Pueblo Chemical Depot constructed as the **Pueblo Army Depot**
- ▶ **1988** – Base Realignment and Closure (BRAC) Commission recommends realignment of the Pueblo Chemical Depot, transferring its supply and ammunition missions
- ▶ **1994** – Pueblo Depot Activity Development Authority (PDADA) **created by the Colorado State Legislature as the Local Redevelopment Authority** for redeveloping the Pueblo Chemical Depot
- ▶ **2002–2010** – **PCAPP facility designed and constructed**
- ▶ **2010** – PCAPP operational
- ▶ **2013** – U.S. Army formally declares 15,847 acres of the Pueblo Chemical Depot as federal surplus property
- ▶ **2016** – **First Redevelopment Plan** for the surplus property completed
- ▶ **2023** – **PCAPP mission complete**
- ▶ **2024** – First of seven parcels transitions ownership from the U.S. Army to PuebloPlex
- ▶ **2025** – **Redevelopment Plan for the PCAPP parcel begins**

What assets are there today?

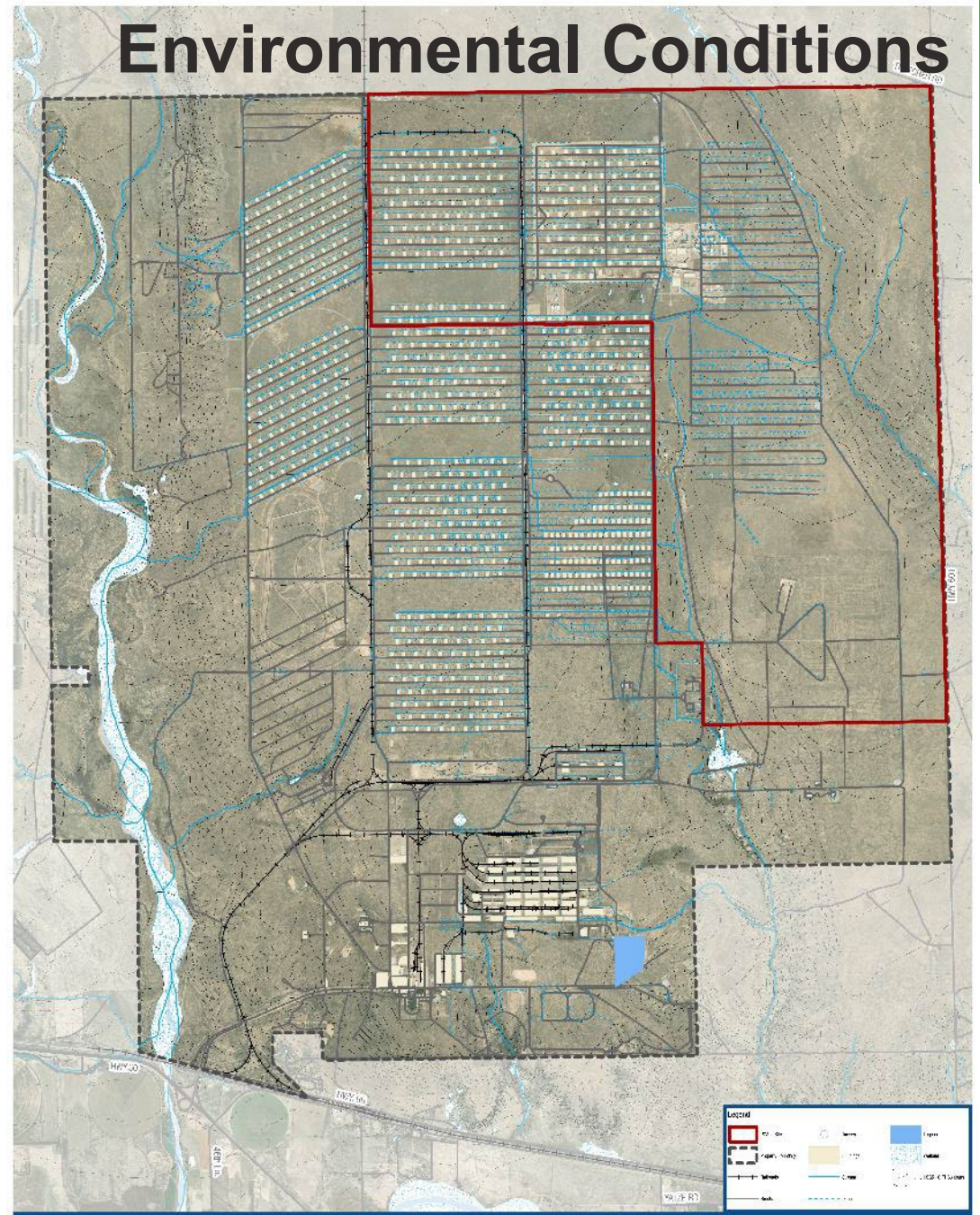
- ▶ Warehousing
- ▶ PCAPP Facility
- ▶ Igloo Structures (Storage)
- ▶ Support Facilities
- ▶ Infrastructure
 - ▶ Roads
 - ▶ Rail
 - ▶ Utilities



Site Assets



Environmental Conditions



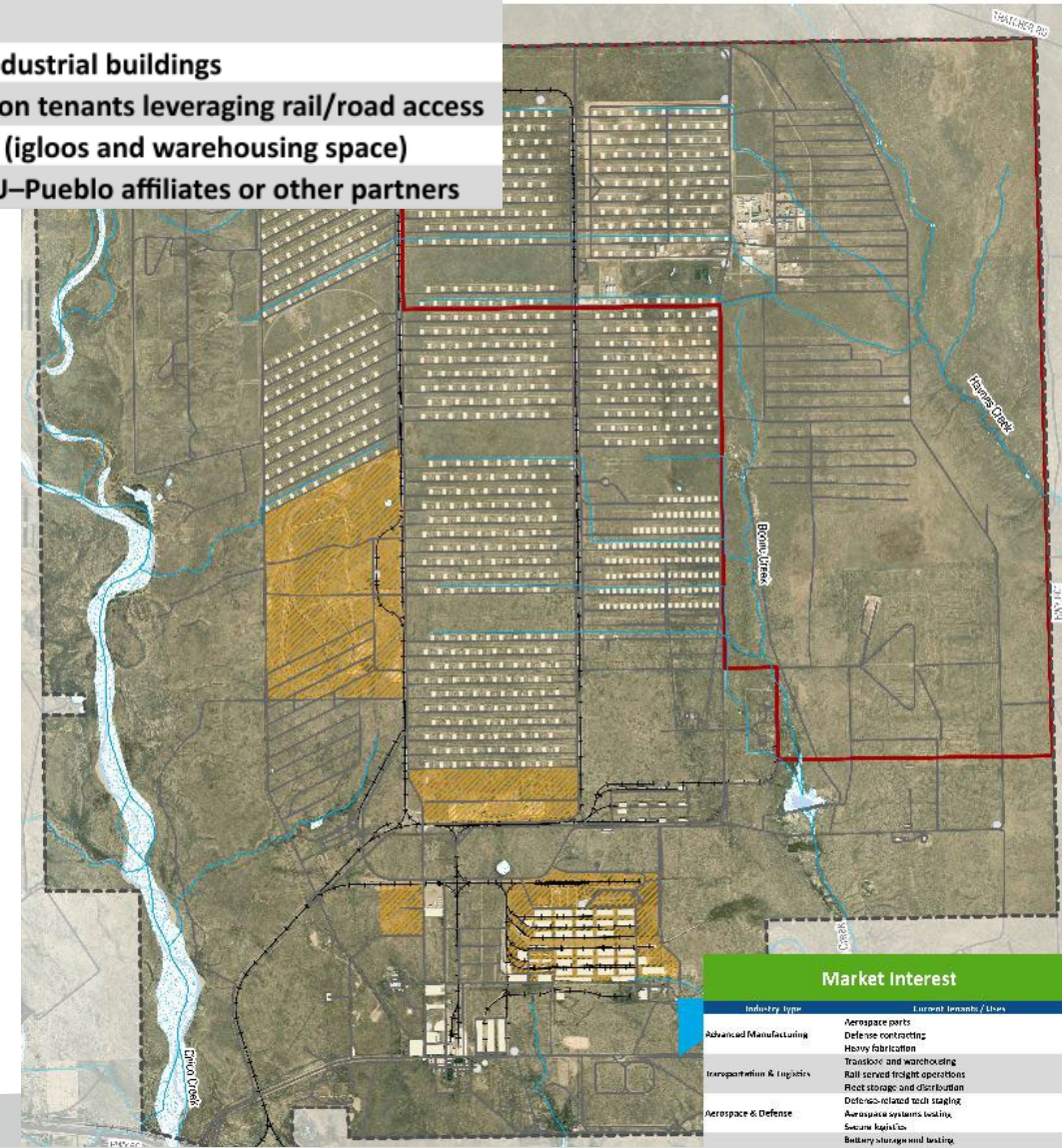
Current Tenants



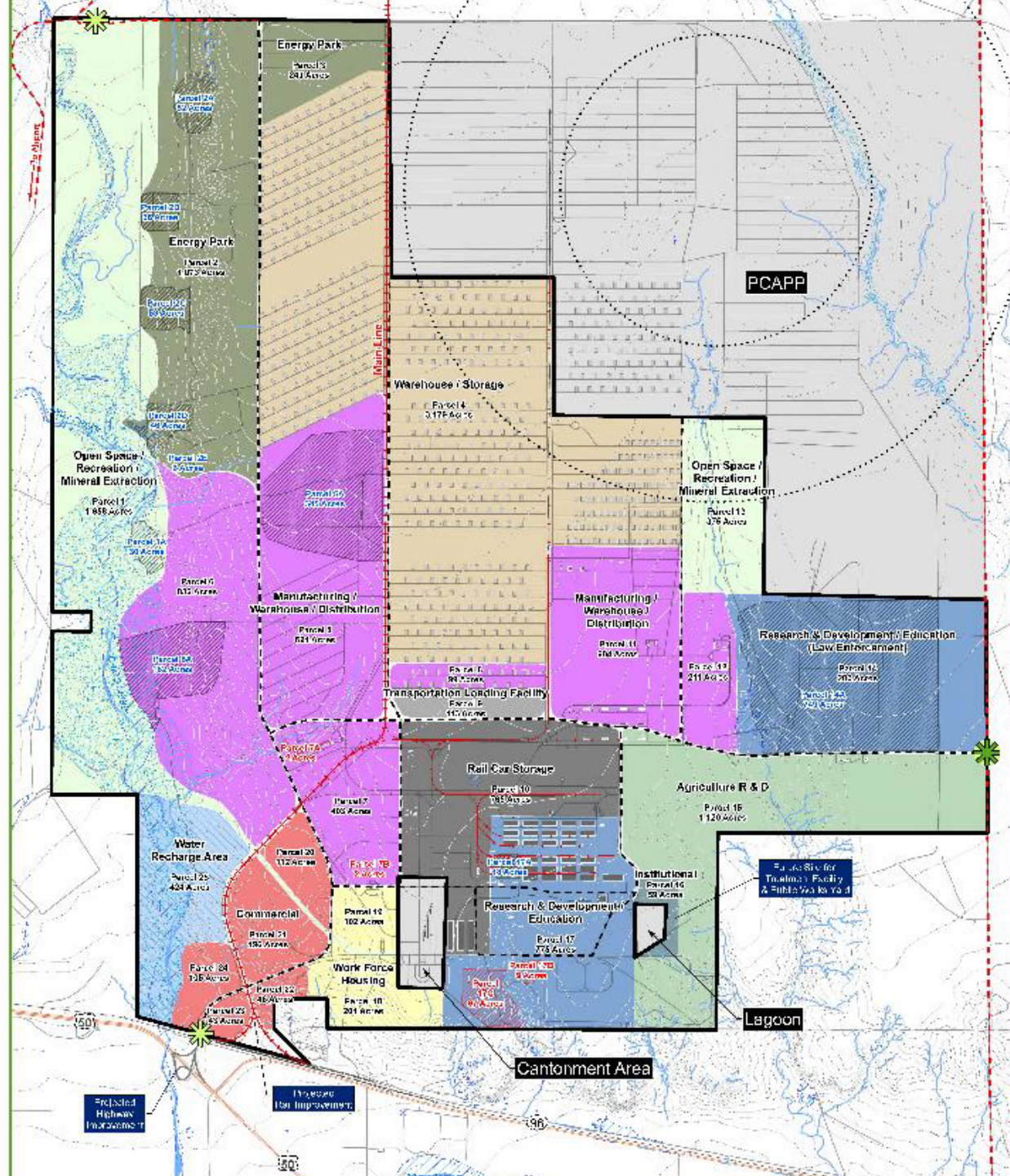
Industry Type	Current Tenants / Uses
Rail & Rail-Related	MxV Rail (test lab, rail/hazmat emergency response training) Railcar storage & switching operations
Advanced Transportation/Research & Development	Swisspod Technologies
Aerospace Testing	United Launch Alliance
Manufacturing	Various tenants operating in spec/industrial buildings
Warehousing & Logistics	Multiple warehousing and distribution 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 or other partners

Market Interest

Industry Type	Current Tenants / Uses
Advanced Manufacturing	Aerospace parts Defense contracting Heavy fabrication
Transportation & Logistics	Transload and warehousing Rail-served freight operations Fleet storage and distribution
Aerospace & Defense	Defense-related tech staging Aerospace systems testing Secure logistics
Energy Production & Storage	Battery storage and testing Alternative energy production Energy recycling operations Hydrogen pilot facilities
Technology & Innovation	Research & Development Prototyping labs Testing facilities
Logistics & Distribution	Regional fulfillment centers Third-party logistics (3PL) Cold storage



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Advanced Manufacturing	Aerospace parts Defense contracting Heavy fabrication
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Aerospace & Defense	Defense-related tech staging Aerospace systems testing Secure logistics Battery storage and testing



2016 Redevelopment Plan

What Is the Redevelopment Plan Project?

- ▶ Strategic initiative to **guide the future reuse** and revitalization of the former Pueblo Chemical Depot
- ▶ **Update the 2016 Redevelopment Plan** to reflect today's market conditions, infrastructure realities, and regional goals
- ▶ Market-driven land use strategy to **attract investment, jobs,** and innovation to the site
- ▶ Engage stakeholders and the public in shaping a **shared vision for the future** of PuebloPlex
- ▶ Help position PuebloPlex as a **catalyst for economic opportunity** across the region

How the Community Will Be Involved

▶ Three public meetings

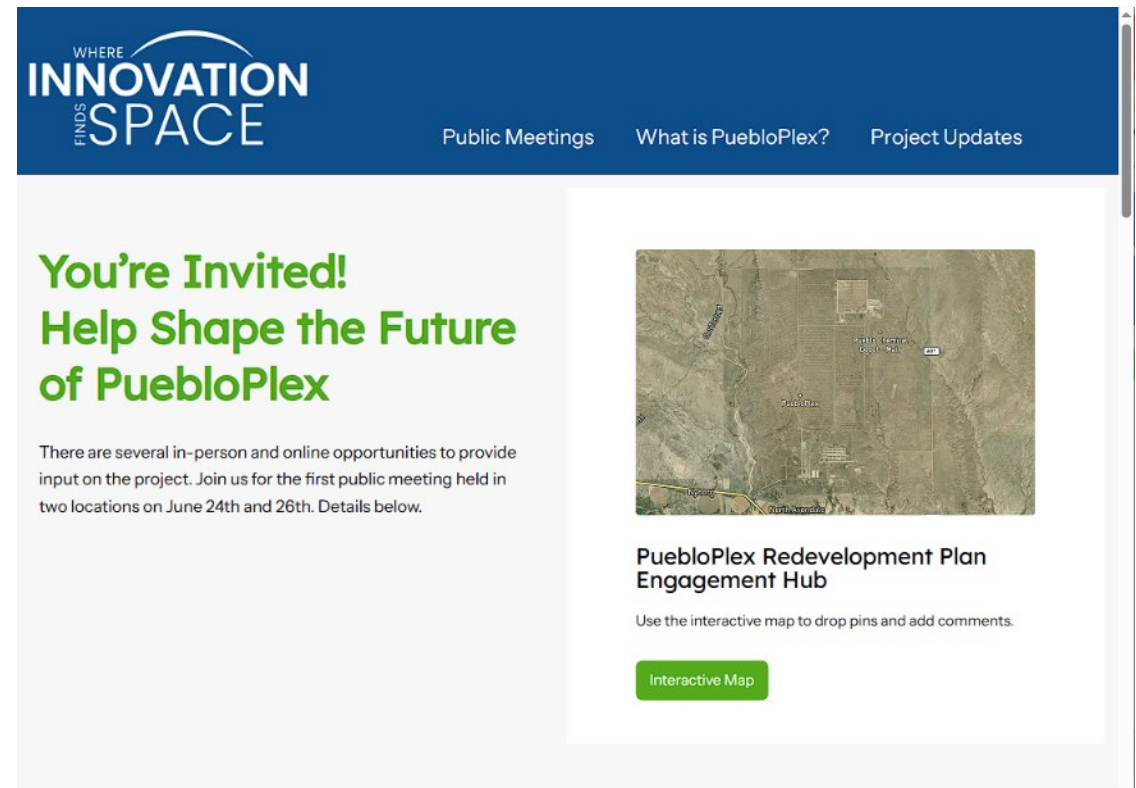
- ▶ June 2025
- ▶ August 2025
- ▶ Winter 2025




How the Community Will Be Involved

▶ **Project Website** → **InnovationFindsSpace.com**

- ▶ Meeting Announcements
- ▶ Project Updates
- ▶ Project Documents
- ▶ Sign-Up for Updates
- ▶ Leave Comments



How the Community Will Be Involved

► Social Pinpoint →






► Linked from Project Website

InnovationFindsSpace.com

- Redevelopment Opportunities
- Infrastructure Barriers
- Access and Connectivity
- Legacy Concerns
- Community Ideas

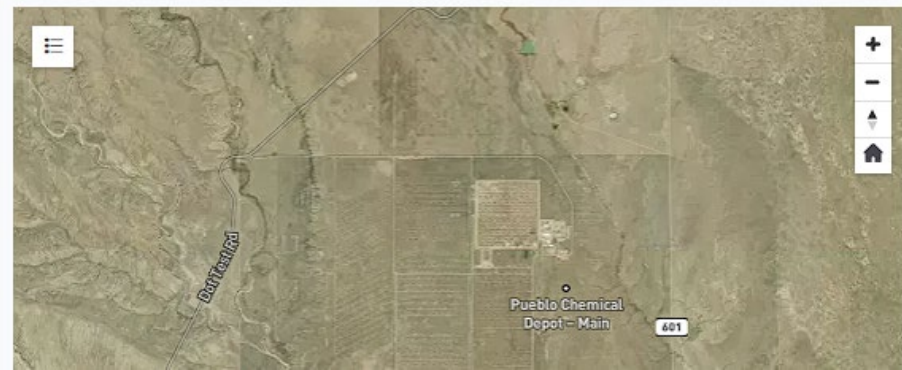
Open

Use the interactive map to drop pins and add comments about:

-  *Redevelopment Opportunities* – Where do you see potential for industry, green space, or mixed use?
-  *Infrastructure Barriers* – Are there road, rail, or utility gaps that could affect redevelopment?
-  *Access & Connectivity* – Are there locations that need better roads, entrances, or multimodal connections?
-  *Legacy Concerns* – What environmental or structural issues do you think should be considered?
-  *Community Ideas* – Have a bold vision or unique idea? Drop a pin and tell us more.



Enter an address



Live Poll

Join at menti.com | Use vote code 5114 8614

 Mentimeter

Instructions

Go to

www.menti.com

Enter the code

5114 8614



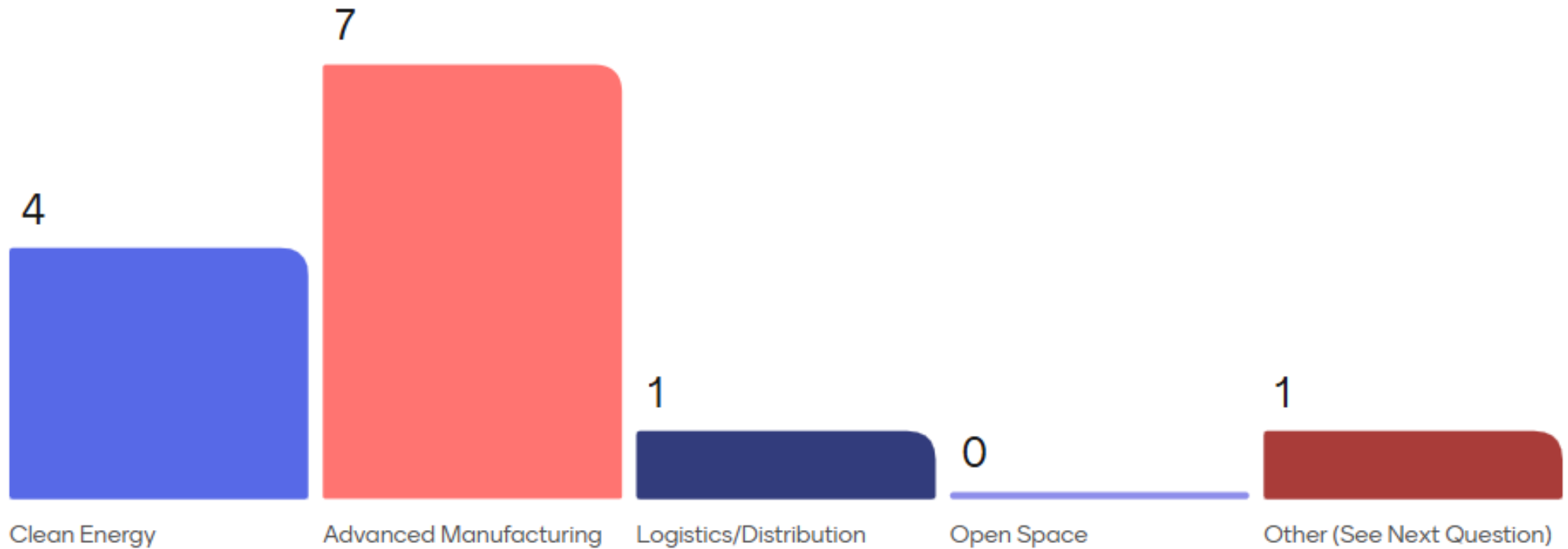
Or use QR code



What's one word that comes to mind when you think of PuebloPlex?



What types of development would you most like to see at PuebloPlex?



If you selected 'Other,' what kind of development would you like to see at PuebloPlex?

Data center

Manufactured housing

Distribution center Pharmaceutical
manufacturing

Technology

Ai

Clean energy and advanced
manufacturing.

Advanced materials manufacturing

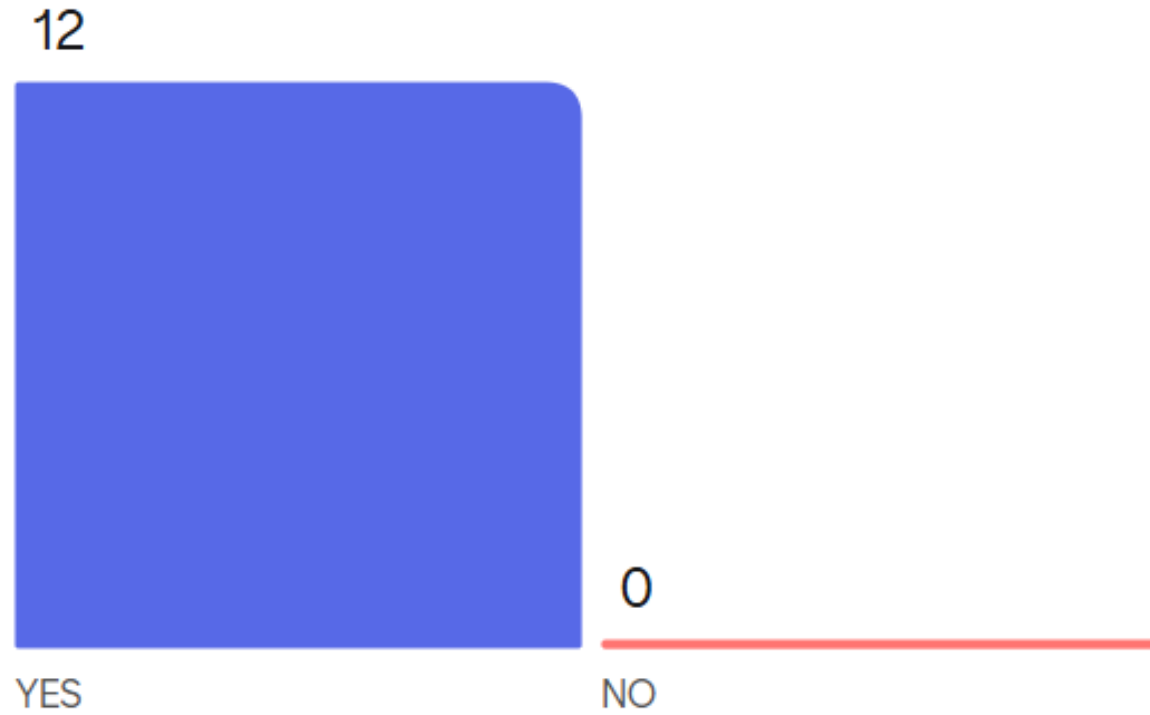
Engineering, data, aerospace

Data Centers Amazon Movie studio
Distribution Center 3PL

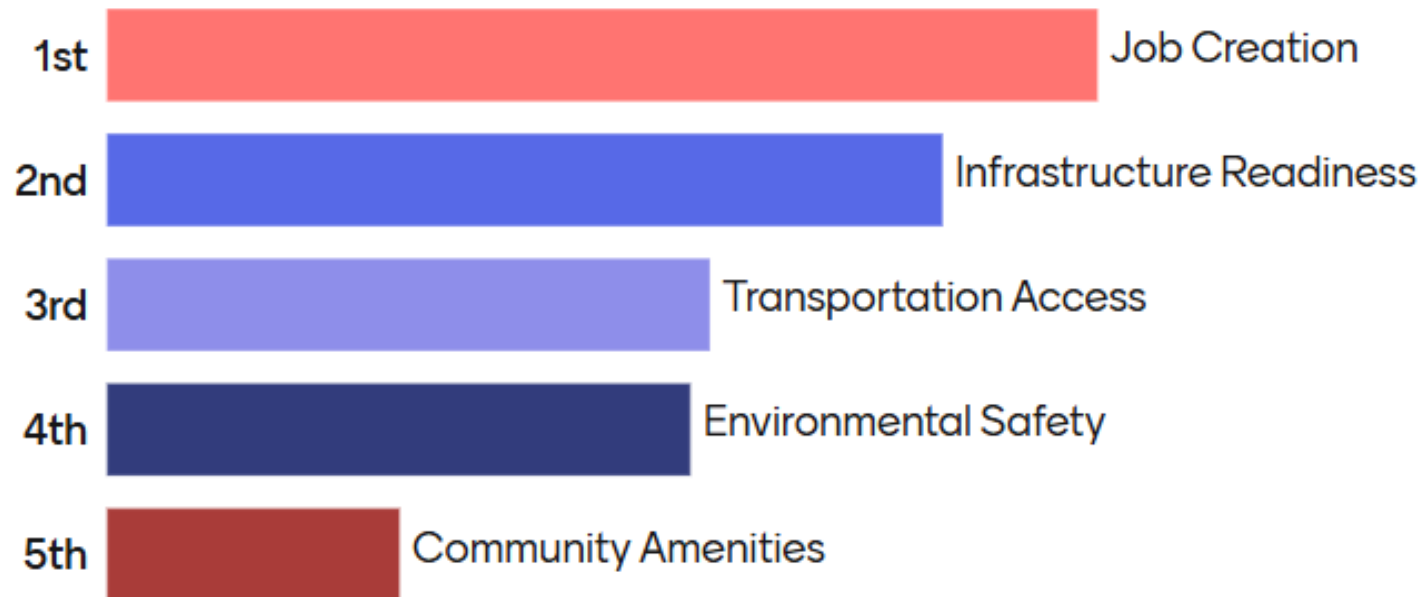
Military training

Inter country launch sit

How important is it to you that the PCAPP parcel supports regional job creation?



Please rank these factors in importance for future redevelopment (1 = most important):



What is one opportunity you believe PuebloPlex should not miss?

Large scale space with infrastructure

Historical museum to educate the public about previous missions on site.

Low cost

New and emerging technologies

Self generate affordable clean energy to support new activities

Clean energy, SMR

Clean energy

Substantial clean energy operation

Data Center - need Microgrid (independent of IOU)

Manufacturing and data centers

Support more affordable energy source for the state as a whole

Expand potable water opportunities and supply for the region

Attract high-tech businesses that will survive in the long term

Data Centers

Opportunity to reengage Pueblo at the state level

Table Group Activity

- ▶ Work with your table to answer key redevelopment questions
- ▶ Use worksheet provided
- ▶ Share ideas, concerns, and opportunities
- ▶ We will reconvene in 45 minutes to share insights

Table Group Activity Questions

1. What are the biggest strengths of PuebloPlex today ?
2. What barriers might discourage investment or redevelopment ?
3. What infrastructure or access improvements would be more beneficial ?
4. How can this redevelopment best serve the broader Pueblo community ?

Other Opportunities and Issues

What Happens Next?

- ▶ July thru October
 - ▶ Draft Plan Development
- ▶ August 2025
 - ▶ Public Meeting #2
- ▶ Winter 2025
 - ▶ Public Meeting #3
- ▶ Winter 2025
 - ▶ Final Plan



Be Part of the Future of PuebloPlex!

WHERE
INNOVATION
FINDS **SPACE**

Learn More +
Get Involved on the
Project Website



Share Your Ideas +
Pin Your Priorities
Our Interactive
Engagement Map



The PuebloPlex PCAPP Redevelopment Plan

We're planning for the next generation of opportunity at PuebloPlex—focusing on land reuse, infrastructure, job creation, and long-term prosperity. This effort builds on the legacy of the 2016 plan and advances a vision tailored to today's market and community needs.

YOUR INPUT IS CRITICAL.

We're asking residents, businesses, and stakeholders to help guide decisions on land use, transportation, utilities, and more.

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The transformation of the former
Pueblo Chemical Depot is underway
—*and your voice matters.*

Public Meetings + Online Tools

Stay informed. Get involved.
Help shape the future.



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Thank you!