

1

WHERE INNOVATION FINDS SPACE

Breakout Group Discussion Worksheet

Instructions:

Work together at your table to discuss the following questions.

Assign someone to take notes.

You will share one key takeaway from each question with the group.

1. What are the biggest strengths of PuebloPlex and the PCAPP parcel today?

Notes:

size
opportunity
flexibility of industry
leadership vested in Pueblo/personal pride/know the comm
potential of current facilities
access = rail / interstate / air => major crossroads // intermodal
Colo Springs aerospace limited
lower costs -
time to profit = (zoning)
incentives
clean/add'l energy
"noise" opportunities
partnerships
"community pride"
variety/mix of labor force

2. What barriers might discourage investment or redevelopment at the site?

Notes:

environmental
age
water
file
utilities = unknown/cost to upgrade
underutilized airport
cost to rehab bldgs.
housing units = challenging
location - outside of region
[workforce pipeline]
can't see vision

3. What infrastructure or access improvements would make this site more viable?

Notes:

Power
Water
Airport
Rail expansion
Limited \$ to rehab/refurbish

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

Notes:

Jobs
Increase tax valuation
Econ. driver for community
Incubator opps

2

WHERE INNOVATION FINDS SPACE

Breakout Group Discussion Worksheet

CHRIS

Instructions:

Work together at your table to discuss the following questions.

Assign someone to take notes.

You will share one key takeaway from each question with the group.

1. What are the biggest strengths of PuebloPlex and the PCAPP parcel today?

2 UNIVERSITY

ENTITIES TO

SUPPORT INNOVATION

JOB TRAINING

COURSES

Notes: > INFRASTRUCTURE

> PROXIMITY TO

RAIL / AIRPORT / HWY / AIR

* > "GOLDEN TRIANGLE"

(PCAPP)

> SINGLE-OWNER SITE

> ZONING CODE IS UNIQUE

> AFFORDABLE COSTS FOR OPERATIONS

* > ENTITLEMENT APPROVAL PROCESS TRUNCATED

2. What barriers might discourage investment or redevelopment at the site?

Notes:

> MIX OF SEWER & SEPTIC - UTILITY UPDATES

> ENV. CONTAMINATION & SITE RECONSTRUCTION

> LACK OF AVAILABLE SPECIALIZED WORKFORCE

> DEFICIENT ON WATER RIGHTS

> EMERGENCY SERVICES ARE GOING AWAY (FIRE)

RECURSIVE PROGRAMMING

PCRA

> SITE

3. What infrastructure or access improvements would make this site more viable?

Notes: INF.

> IDENTIFYING A WATER SOURCE

> SANITATION

> ELECTRICITY

ACCESS

> HWY 96 & 50 / BRIDGES TO REPLACE

* > RAIL MAIN LINE ACCESS IN GOOD SHAPE

> NORTHERN ACCESS IS GOOD, FOR ROADWAY

> UNMANNED AIR

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

Notes: > JOBS CREATION & RETENTION

> TAX BASE GROWTH

> CLEANING UP OF SITE TO AN INDUSTRIAL STANDARD

> BROADENING & DIVERSIFYING PUEBLO WORKFORCE

> LOCATION PROVIDES UNIQUE ENVIRONMENT & SECLUSION FOR SPECIAL LAND USES

3

WHERE
INNOVATION
FINDS
SPACE

Breakout Group Discussion Worksheet

Instructions:

Work together at your table to discuss the following questions.

Assign someone to take notes.

You will share one key takeaway from each question with the group.

1. What are the biggest strengths of PuebloPlex and the PCAPP parcel today?

Notes: TRANSPORTATION CONNECTIVITY
REMOTE

2. What barriers might discourage investment or redevelopment at the site?

Notes: LACK OF ENTITLEMENT ON PCAPP
CAPACITY | CONDITION OF EXISTING INFRASTRUCTURE

3. What infrastructure or access improvements would make this site more viable?

Notes: PASSENGER RAIL, VAN POOL SERVICES, UTILITIES
IMPROVE EMPLOYEE COMMUTE/ACCESS

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

Notes: ON-SITE HOUSING; ATTRACT SUSTAINABLE, RESILIENT
BUSINESSES; SEEKING EMPLOYERS WITH SKILL REQUIREMENTS
THAT MATCH LABOR FORCE INVENTORIES.