

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



This document summarizes the key discussions and outcomes from the public meeting for the PuebloPlex Redevelopment Plan, held on June 26, 2025, at McHarg Park Community Center in Avondale, CO. The meeting aimed to gather community input to shape PuebloPlex's future, including the reuse of the PCAPP Parcel.

### 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  
Potential  
Energy  
Untapped  
Important  
Create jobs  
Expansion  
Rockets  
Massive  
Hope  
Large  
Economic development  
Enormous  
Large  
Vast  
Manufacturing  
Igloos  
Technology  
Science  
Wide-open spaces  
Redevelopment  
Toxic  
Industrial

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

- Advanced Manufacturing: 5 responses
- Clean Energy: 1 response
- Logistics/Distribution: 1 response
- Open Space: 0 responses
- Other: 0 responses

- **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>
  - Environmental Safety: 3<sup>rd</sup>
  - Transportation Access: 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>▪ Data centers</li> <li>▪ Energetics Manufacturing</li> <li>▪ Clean Energy</li> <li>▪ Recycling</li> <li>▪ Rail</li> <li>▪ Solar Farming</li> <li>▪ Renewable Energy</li> <li>▪ Business Opportunities/Job Creation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Environmental Safety</li> <li>▪ Logistics</li> <li>▪ 4th Industrial Revolution</li> <li>▪ Considering the small communities of Avondale and Boone</li> <li>▪ Support for the Department of Defense manufacturing and advanced manufacturing</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

- **Land Area and Open Space:** Large land area, including open and natural spaces, under a single owner
- **Infrastructure & Transportation:** Existing infrastructure, rail, transportation test center, and proximity to the airport (5 miles) are significant strengths
- **Existing Structures:** Available structures like igloos/magazines can be repurposed, especially for the defense industry

- **Scale and Scope:** The sheer size and scope of the property offer unique opportunities
- **Community & Economic Factors:** Existing community job skills, independent government, and the potential for property taxes are also noted
- **Location:** Proximity to Avondale and Boone is a strength

## 2. Barriers that might discourage investment or redevelopment

- **Environmental Concerns:** Environmental issues, including contamination and the site's history as a chemical destruction site, are major barriers
- **Perception:** The need to "change the narrative" about the site
- **Cost:** High costs to upgrade existing buildings and infrastructure
- **Community Support:** Lack of support for growth from surrounding communities
- **Utilities & Access:** Issues with power, water, sewer, wastewater treatment, electricity capacity, utility rates, and general lack of access
- **Regulatory & Entitlement:** Need to refine regulatory review and address knowledge gaps regarding entitlements
- **Road Maintenance:** Pueblo's inability to maintain its roads
- **NIMBYism:** "Not In My Backyard" sentiment

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

- **Utilities:** Improvements in power, water, wastewater treatment (WWTP), and fiber are crucial. Avoid using investor-owned utilities
- **Environmental Cleanup:** Cleanup of environmental issues
- **Roads & Access:** Improvements to roadways and access to various areas within the site. Consider a municipal utility district for roads
- **Buildings:** Repurposing existing buildings
- **Emergency Services:** Enhanced fire and emergency response

- **Workforce Recruitment:** Recruitment of skilled labor for tool manufacturing, machinists, and CMC
- **Community Engagement:** Community tours of the site (limited)
- **Labor Relations:** Use local unions for construction

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

- **Economic Benefits:** Increase tax base, job retention, direct benefits for communities, and overall economic development
- **Workforce & Education:** Provide education and training opportunities, engage/partner with local schools and universities. Encourage self-sufficient target industries with educational opportunities
- **Quality of Life:** Become more enticing to young professionals, offer lower taxes, better housing, and emphasize quality community services
- **Employee Services:** Provide employee food trucks, restaurants, business services, and onsite daycare
- **Energy Solutions:** Promote renewable energy and battery storage; recommend a PuebloPlex Cooperative for energy to avoid dependence on external providers
- **Housing:** Develop opportunities for housing in Avondale/Boone
- **No Nuclear Waste:** Ensure no nuclear waste site

#### 5. Additional Ideas/Suggestions

- **Advertising Future Meetings:** Utilize direct mail, word-of-mouth, and local businesses like McDonald's, Loaf 'n Jug, and Circle K for advertising, focusing on Avondale (as Boone is not a city)
- **PuebloPlex Cooperative for Energy:** Recommend forming a co-op for energy
- **Housing Development:** Desire to see development opportunities for housing in Avondale/Boone

- **Tax Rolls:** Get PuebloPlex back on the tax rolls to generate millions in taxes for the county/community
- **No Nuclear Waste:** Reiterate that the site should not be used for nuclear waste

## 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 a sign-in sheet to maintain contact with attendees and provide updates