

# PuebloPlex Redevelopment Plan

**Public Meeting #1**

**June 26, 2025 | 6:30 PM**

**McHarg Park Community Center – Avondale, CO**







# 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



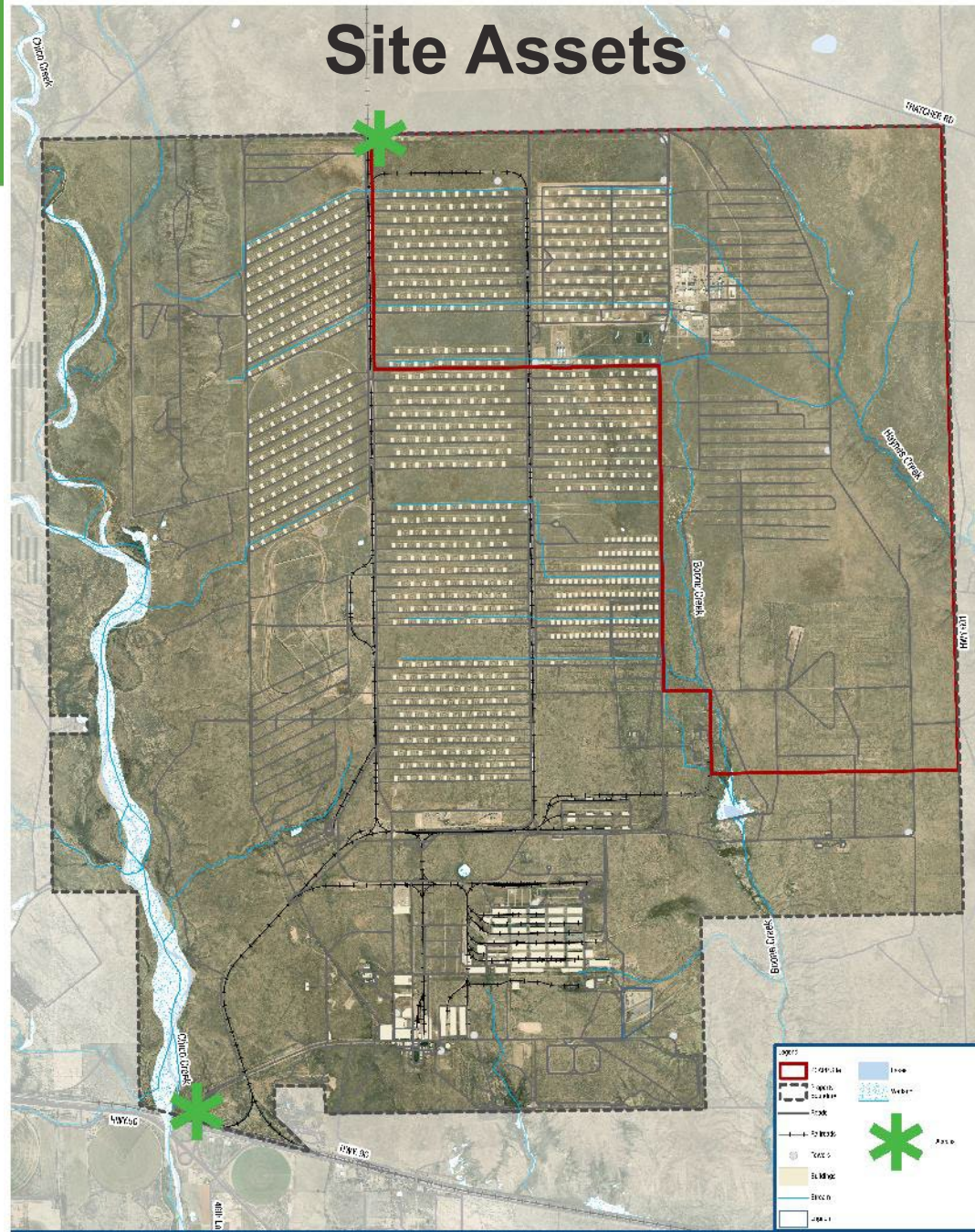
# What assets are there today?

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

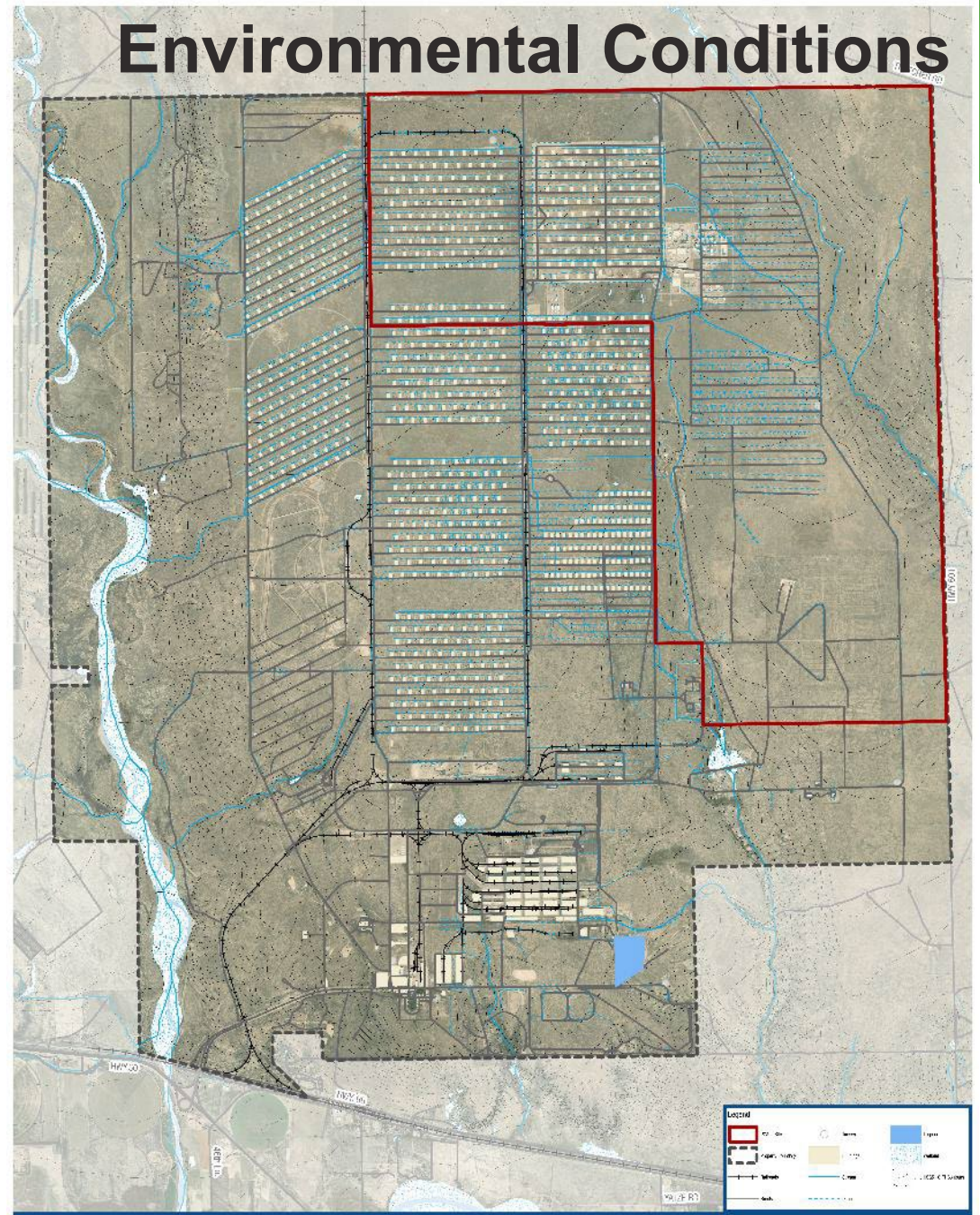




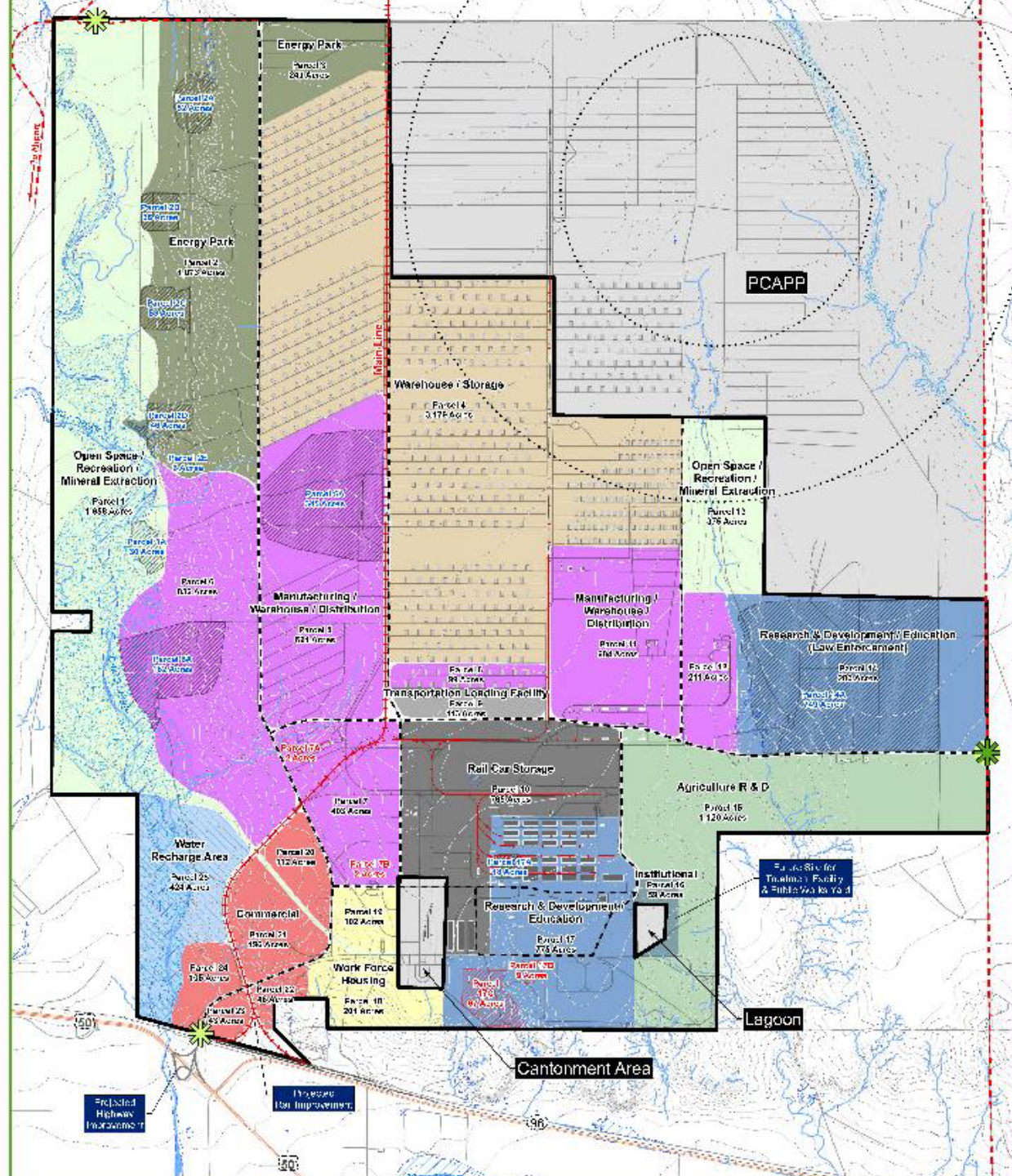
# Site Assets



# Environmental Conditions







# 2016 Redevelopment Plan



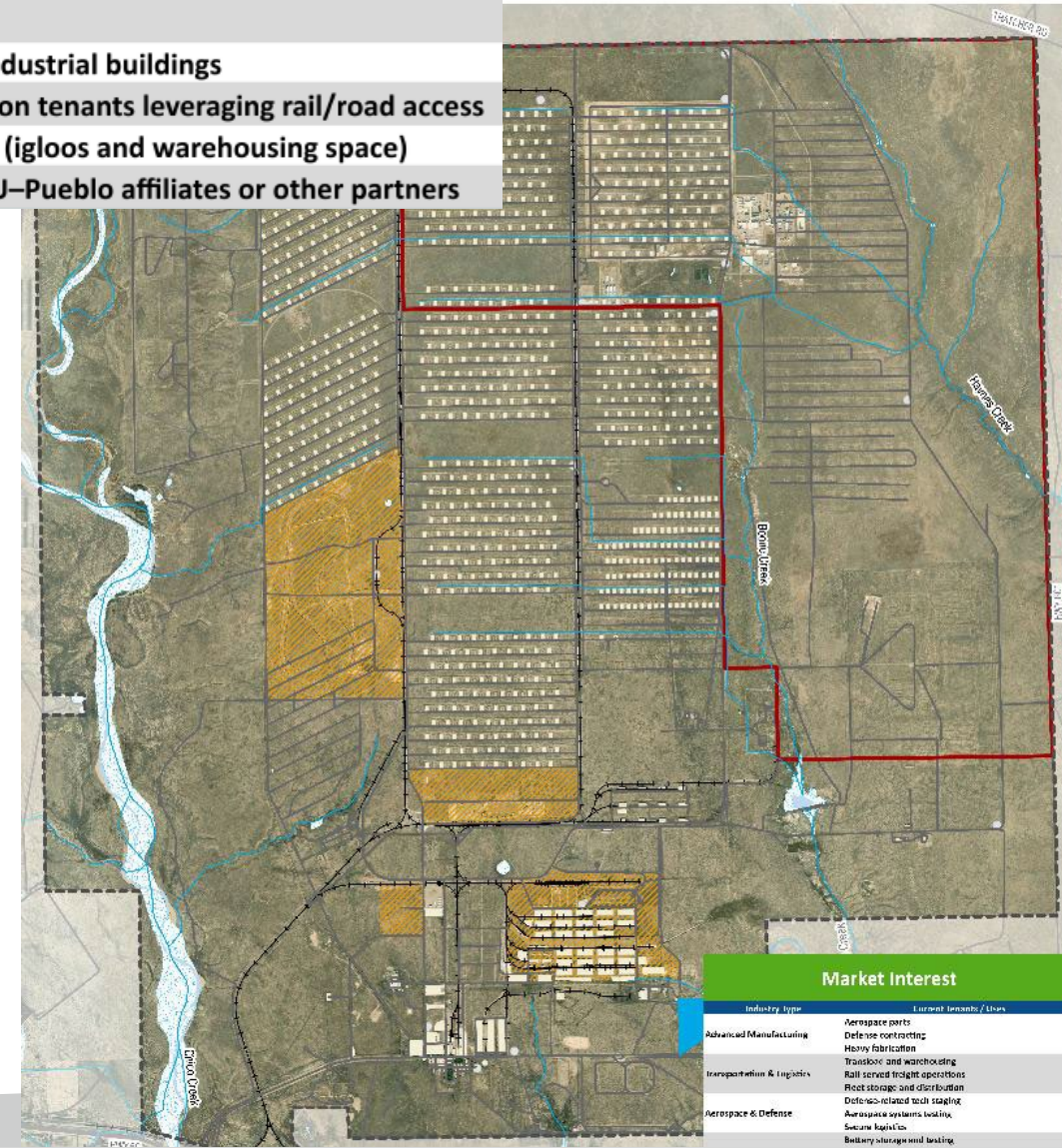
# Current Tenants



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



### 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 Battery storage and testing



# 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
- ▶ November 2025

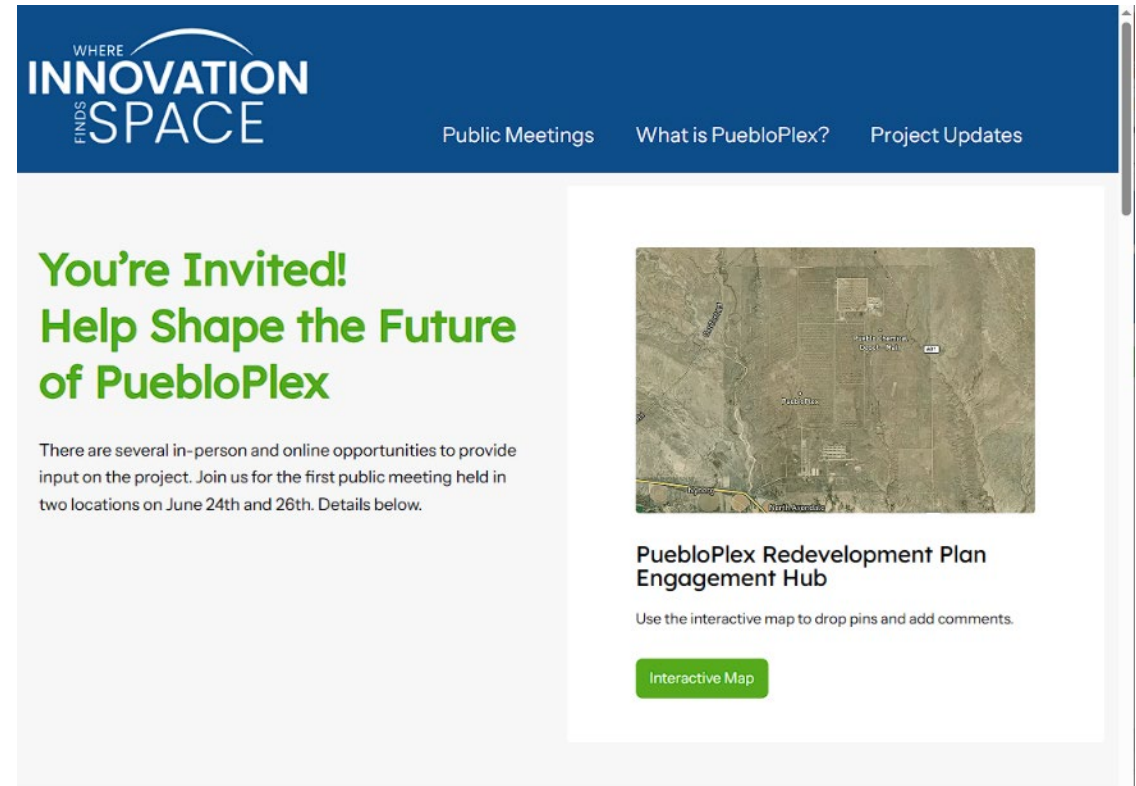





# How the Community Will Be Involved

## ▶ **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

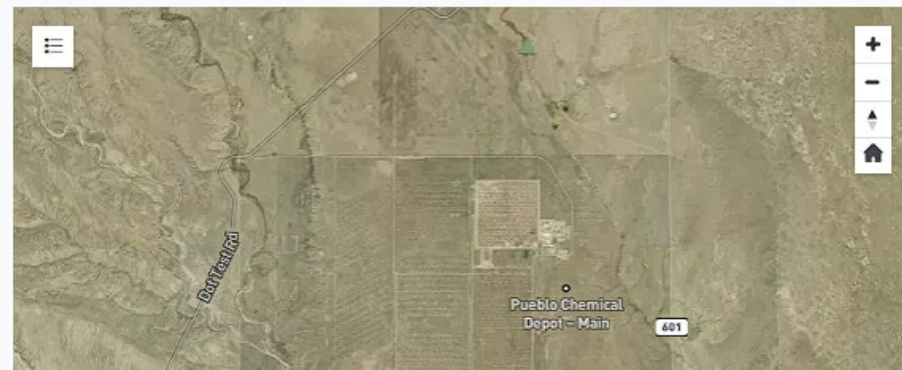
Open

**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](https://menti.com) | Use vote code 5114 8614

 Mentimeter

## Instructions

Go to

**[www.menti.com](https://www.menti.com)**

Enter the code

**5114 8614**



Or use QR code







Menti

PP Mtg 1 results



Choose a slide to present







JD



## Menti

PP Mtg 1 results



Choose a slide to present







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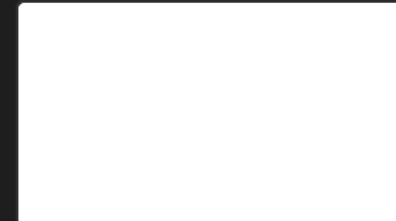


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PP Mtg 1 results



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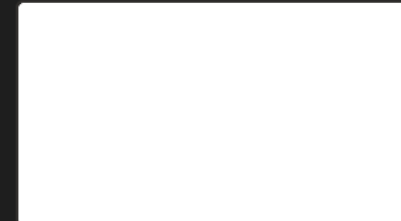


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PP Mtg 1 results



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Menti

PP Mtg 1 results



Choose a slide to present





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

1st | Infrastructure Readiness

2nd | Job Creation

3rd | Environmental Safety

4th | Transportation Access

5th | Community Amenities





*What is one opportunity you believe PuebloPlex should not miss?*





## Table Group Activity

- ▶ Work with your table to answer key redevelopment questions
- ▶ Use worksheet provided
- ▶ Share ideas, concerns, and opportunities
- ▶ We will reconvene in 40 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
- ▶ November 2025
  - ▶ Public Meeting #3
- ▶ November 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.

#### Contacts:

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HR Green

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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.





WHERE  
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**SPACE**

# Thank you!