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- A TEAM -

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:

- \* LAND AREA - OPEN SPACE. NATURE AREAS
- \* RAIL - ONE OWNER
- \* LOCATION TRANSPORTATION, RAIL, AIRPORT
- \* INFRASTRUCTURE

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

#### Notes:

- \* ENVIRONMENTAL
- \* COST TO UPGRADE BLDGS/INFRASTRUCTURE
- \* SURROUNDING COMMUNITIES NOT SUPPORTIVE OF GROWTH
- \* POWER
- \* UTILITIES (WATER, SEWER, WWT, FIBER) \* WHAT IT REALLY IS OR ISNT
- \* CHANGE THE NARRATIVE

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

#### Notes:

- \* POWER
- \* UTILITIES (WATER, WWT, FIBER) \* CLEAN UP OF ENVIRONMENT ISSUES
- \* ROADWAYS / ACCESS TO VARIOUS AREAS
- \* FIBER
- \* BUILDINGS - REPURPOSE

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

#### Notes:

- \* TAX BASE
- \* JOB OPS / RETENTION
- \* DIRECT BENEFIT FOR COMMUNITIES
- \* ECONOMIC DEV
- \* EDUCATION, TRAINING



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

Notes: *INFRASTRUCTURE, Repurposing with Defense Industry.*  
*Existing amble structures, 1960s / magazines*  
*Scale / Space* *Existing community Job Skills*

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

Notes: *Environmental Contaminant.*  
*NEED to refine regulatory review*  
*Electricity Capacity*  
*Utility Rates*

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

Notes: *Fire + Emergency Response*  
*Recruitment of tool manufacturing, machinists, CNC,*  
*PuebloPlex business-connection group*

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

Notes: *- Become more enticing to young professionals*  
*- lower taxes*  
*- better housing*  
*- emphasize quality community services*  
*- employee food trucks, restaurants, biz services,*  
*onsite daycare*

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Audio MICROPHONE  
SPEAKER

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

Notes: RAIL TRANSPORTATION TEST CENTER  
INDEPENDENT GOVERNMENT. 5 MILES FROM AIRPORT  
PROXIMITY TO ARLANDALE & BOONE. SIZE & SCOPE  
PROPERTY TAXES

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

Notes: ENVIRONMENTAL, NIMBY, ENTITLEMENTS  
KNOWLEDGE CHEMICAL DESTRUCTION SITE WATER, LACK OF ACCESS  
PUEBLO CANT MAINTAIN THEIR OWN ROADS

\* COMMUNITY TOUR OF SITE (LIMITED)  
UNION TOWN - USE LOCAL LANDS FOR CONSTRUCTION

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

Notes: DO NOT USE INVESTOR OWNED UTILITIES. WATER, UTILITIES  
MUNICIPAL UTILITY DISTRICT, FOR ROADS

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

Notes: RENEWABLE ENERGY, BATTERY STORAGE, SELF SUFFICIENT  
TARGET INDUSTRIES & EDUCATIONAL OPPORTUNITIES WITH RAIL  
LOCAL ECONOMIC IMPROVEMENT, ~~WATER~~ SERVICES FOR EMPLOYEES  
ENGAGING / PARTNERING W/ LOCAL SCHOOLS & UNIVERSITY



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□ Direct Mail  
□ Word of mouth  
◦ McDonalds.  
◦ Loaf n Jug  
◦ G&K

Advertis  
Future  
MHGs.

# Focus on Avondale /  
Boone → not city

# Recommend a PP  
Coop for energy → don't  
be dependent on BH/Ex

# Would like to see development  
opportunity for housing in  
Avon/Boone

# Get PP back on the  
Tax Rolls → could generate  
millions in taxes to the  
county/community

# No Nuclear waste  
Site