

PuebloPlex Redevelopment Plan: Public Meeting #2 Summary Avondale, Colorado



This document summarizes the key discussions and outcomes from the public meeting for the PuebloPlex Redevelopment Plan, held on August 14th, 2025, at McHarg Park Community Center in Avondale, CO. The meeting served as a continuation of community engagement efforts, providing an overview of the PuebloPlex site's existing conditions and infrastructure assets. A key activity was a hands-on land use mapping exercise to gather community perspectives for the Redevelopment Plan update.

1. What is PuebloPlex?

PuebloPlex is the former Pueblo Chemical Depot, a 23,000-acre site managed by a local redevelopment authority. The site is comparable in size to the city of Pueblo and contains over a million buildings, including warehouses and nearly 1,000 earth-mound "igloos" that were used for chemical agent storage. The site features over 50 miles of rail, hundreds of miles of road infrastructure, and a robust utilities network.

Key changes since the 2016 plan include the completion of the chemical destruction mission in 2023 and the arrival of new anchor tenants like MxV Rail and Swisspod Technologies.

2. Existing Conditions and Infrastructure Assessment

A presentation outlined the site's existing conditions to provide background for the community visioning exercise. The presentation touched on:

- 1. Environmental Constraints:** The western and southern parts of the site contain environmentally sensitive areas, including floodplains and wetlands, that flow into Chico Creek and Payne's Creek, both tributaries of the Arkansas River. These areas are important for conservation. Additionally, some areas require ongoing remediation due to former military activities and are considered Superfund/brownfield sites.
- 2. Infrastructure:** Much of the infrastructure, including rail, roads, and utilities, is concentrated in the southern and northeastern parts of the property.
 - **Rail and Roads:** The site has over 50 miles of rail connected to the national BNSF and Union Pacific systems, which is a key asset for freight and logistics. The road network is military-grade, built for heavy vehicles, and provides connections to Highway 50 and Pueblo Memorial Airport.
 - **Utilities:** Water service comes from both wells and the Pueblo Board of Water Works. Wastewater infrastructure includes a lagoon and treatment facilities. Electrical service is provided by substations in the south and northeast, including a 250 MW solar farm and a substation built by Xcel Energy. The site also has a natural gas service.

- **PCAPP Parcel:** The former Pueblo Chemical Agent Destruction Pilot Plant (PCAPP) parcel, where chemical munitions were destroyed, has a newer, robust infrastructure.
- 3. **Physical Assets:** The site contains hundreds of buildings, including warehouses, office buildings, fire stations, and nearly 1,000 storage "igloos". There are also shovel-ready parcels with existing utilities.

3. Community Visioning Exercise

Following the presentation, participants engaged in an exercise to identify potential land uses and a long-term vision for the property. The HR Green project team will analyze the community's feedback and assess how it aligns with the existing infrastructure and environmental conditions.

The feedback indicates a strong interest in developing the site for a mix of industrial, recreational, and residential uses, with a focus on leveraging existing infrastructure and incorporating environmental considerations. A breakdown of specific proposals by area is shown below:

1. **PCAPP Parcel:** The former chemical agent destruction plant parcel is a key area of focus, with proposals to reuse its robust, new infrastructure. Ideas include using it for a data center, solar fields, and advanced manufacturing.
2. **Near Existing Infrastructure:**
 - **Rail and Logistics:** The areas with existing rail lines are proposed for rail-related training, light industry, warehousing, logistics, and a "truck scales" facility. One idea specifically mentions a "high-speed rail test track extension."
 - **Roads and Highways:** The maps suggest developing areas near major roads like Highway 50 for commercial businesses, including a "Buc-ees" and a motel/extended-stay facility.
 - **Utilities:** Areas with existing utilities are a primary focus for development, particularly for "high energy users/generators" and data centers.

3. **Supporting Facilities and Infrastructure**

- **Law Enforcement and Fire Training Academy:** A community member suggested converting some of the existing warehouses into a national facility for first response training. The proposal highlights the nationwide shortage of police and correctional officers and suggests that a facility like this could help address the crisis by offering guaranteed job opportunities to graduates. The proposed academy would require training facilities, shooting ranges, classrooms, and dormitory housing for students.
- **Recreational Opportunities:** Feedback also suggests that the existing warehouses and their surrounding area should be converted into recreational facilities by adding pickleball courts, racquetball courts, softball fields, etc.

4. **Northern and Eastern Sections:** These areas, particularly the ones without significant environmental constraints, are proposed for various uses, including:

- "Controlled storage" and warehouses.
- An "innovation space."

5. **Western/Southern and Environmentally Sensitive Areas:** The feedback on the maps highlights the need to respect the environmental constraints, with proposals for these areas including:

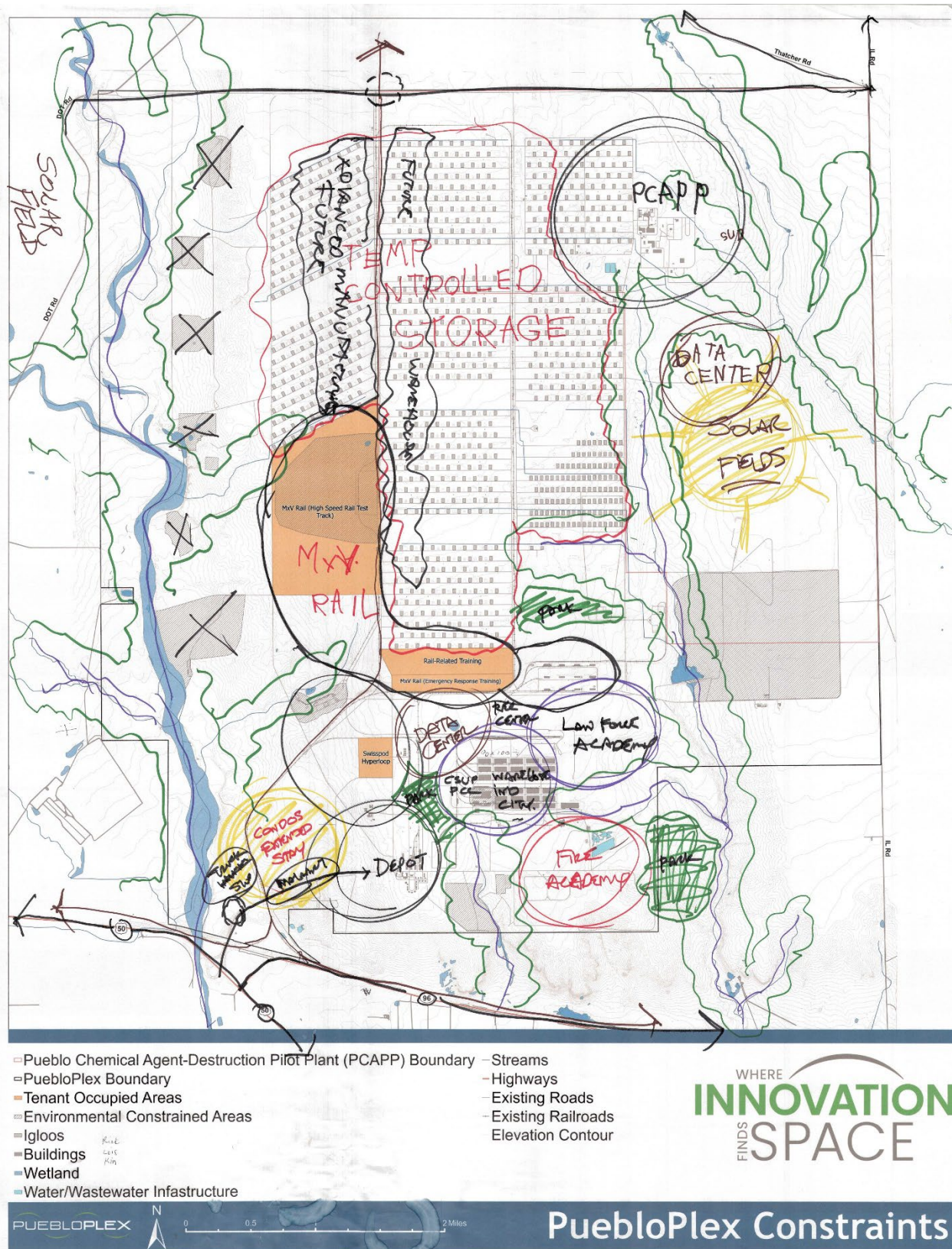
- Active and passive outdoor recreation, such as an "off-road OHV recreation" area.
- A "dunes" link-style golf course.

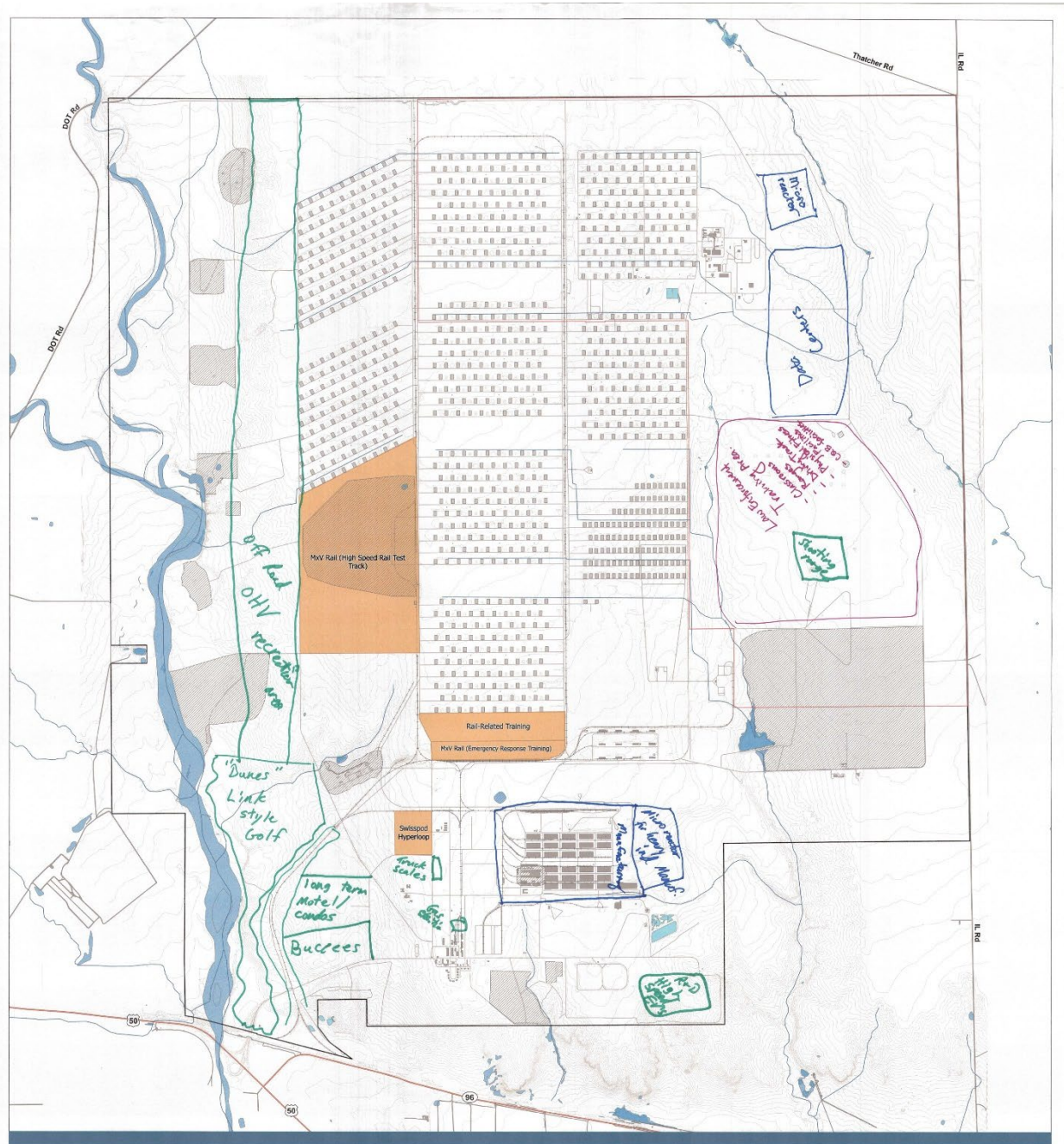
6. **Other Ideas:**

- **Defense Industry:** One map suggests using areas with "high security needs that need buffers" for defense industry research, development, and testing.
- **Media:** The idea of a "TV/Movie Studio" is also proposed.
- **Community Support:** Suggestions were made to include employee recreation, food services, and other business support.
- **Housing:** There is a desire for the "reuse of residential potential" on the site.

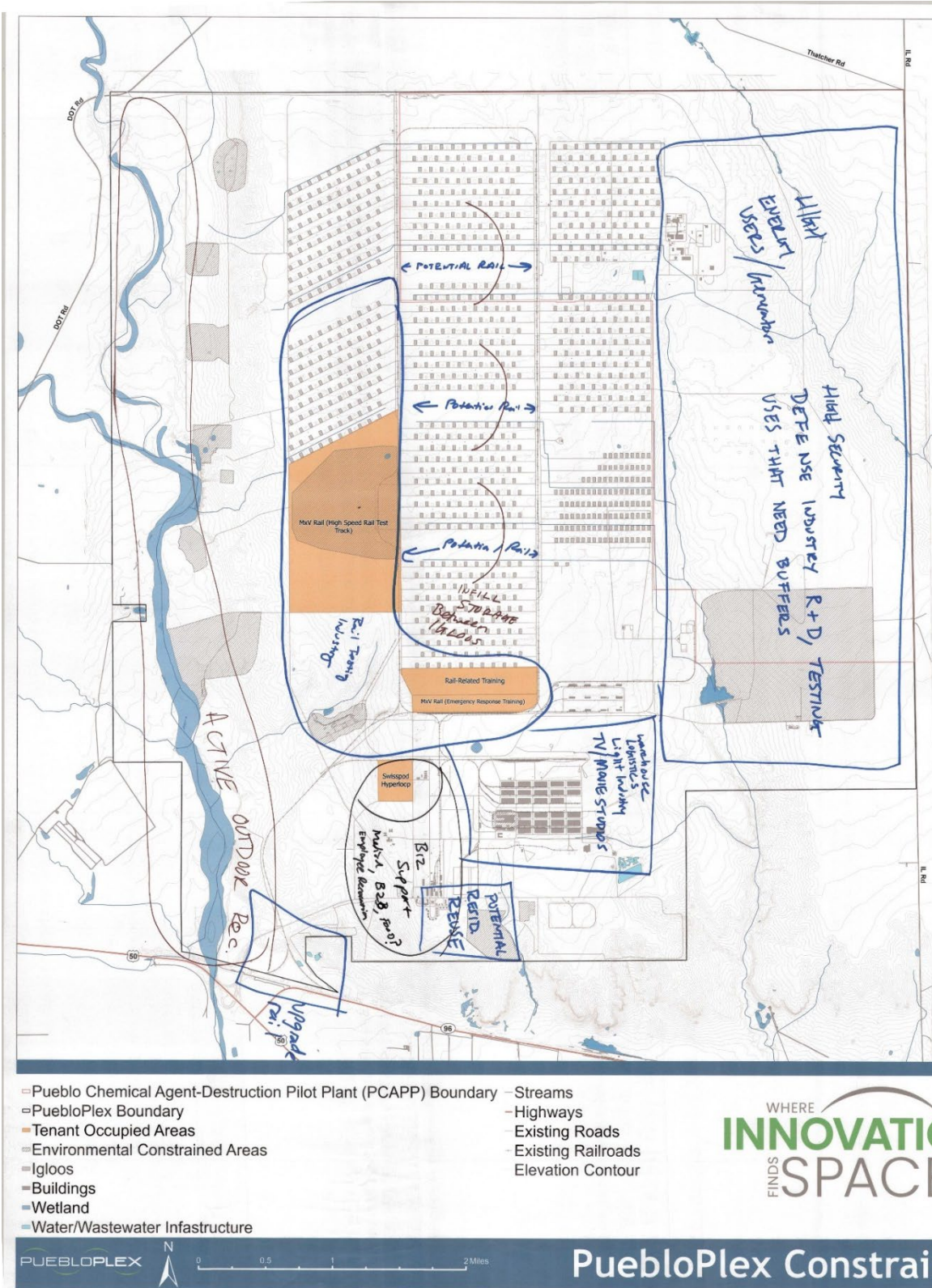
4. Community Visioning Exercise Maps

The marked-up maps from the community visioning exercise are shown on the following pages.





- Pueblo Chemical Agent-Destruction Pilot Plant (PCAPP) Boundary
- PuebloPlex Boundary
- Tenant Occupied Areas
- Environmental Constrained Areas
- Igloos
- Buildings
- Wetland
- Water/Wastewater Infrastructure
- Streams
- Highways
- Existing Roads
- Existing Railroads
- Elevation Contour



5. Next Steps

The projected timeline for the Redevelopment Plan:

- **August through October:** Draft Plan Development
- **Winter 2025/26:** Public Meeting #3
- **Winter 2025/26:** Final Plan

Project activities:

- Analyzing the community input from the strategic meeting and the previously held meeting.
- Collecting stakeholder ideas via the project website and comment cards.
- Mapping proposed land uses against existing infrastructure and environmental constraints.
- Identifying infrastructure gaps and estimating costs to support new uses.