

PuebloPlex Redevelopment Plan

Public Meeting #2

August 14, 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: **Shaping the future of PuebloPlex together;**
A hands-on tabletop mapping exercise to identify potential land
uses and locations

Meeting Agenda

1. What is PuebloPlex?
2. Existing Conditions and Development Considerations
3. Regional Future Economic Overview
4. How to Stay Involved
5. Table Group Land Use Activity



WHERE
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What is PuebloPlex?

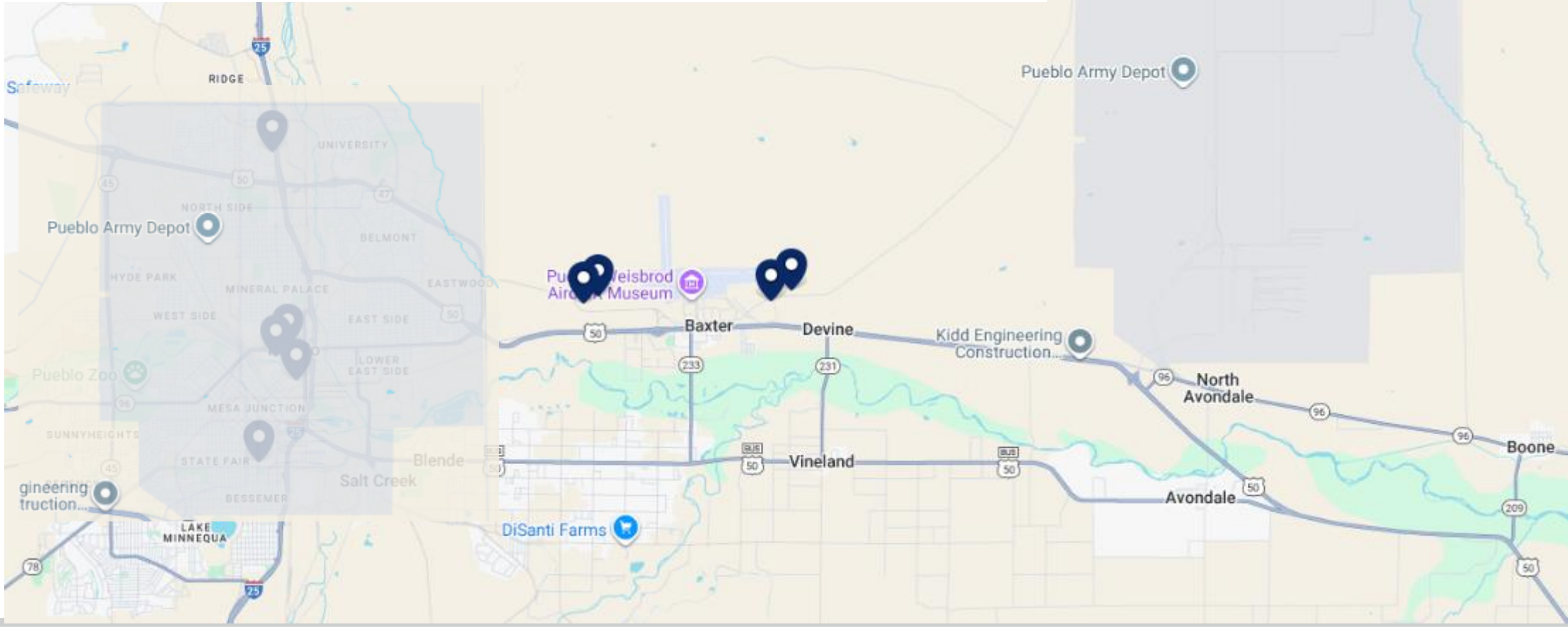
- ▶ Former Pueblo Chemical Depot
- ▶ 23,000 acres
 - ▶ 15,847 acres of opportunity
 - ▶ 7,000 + acres PCAPP
 - ▶ 600+ buildings
 - ▶ 40+ miles of rail infrastructure
- ▶ Local Redevelopment Authority



Where is PuebloPlex?

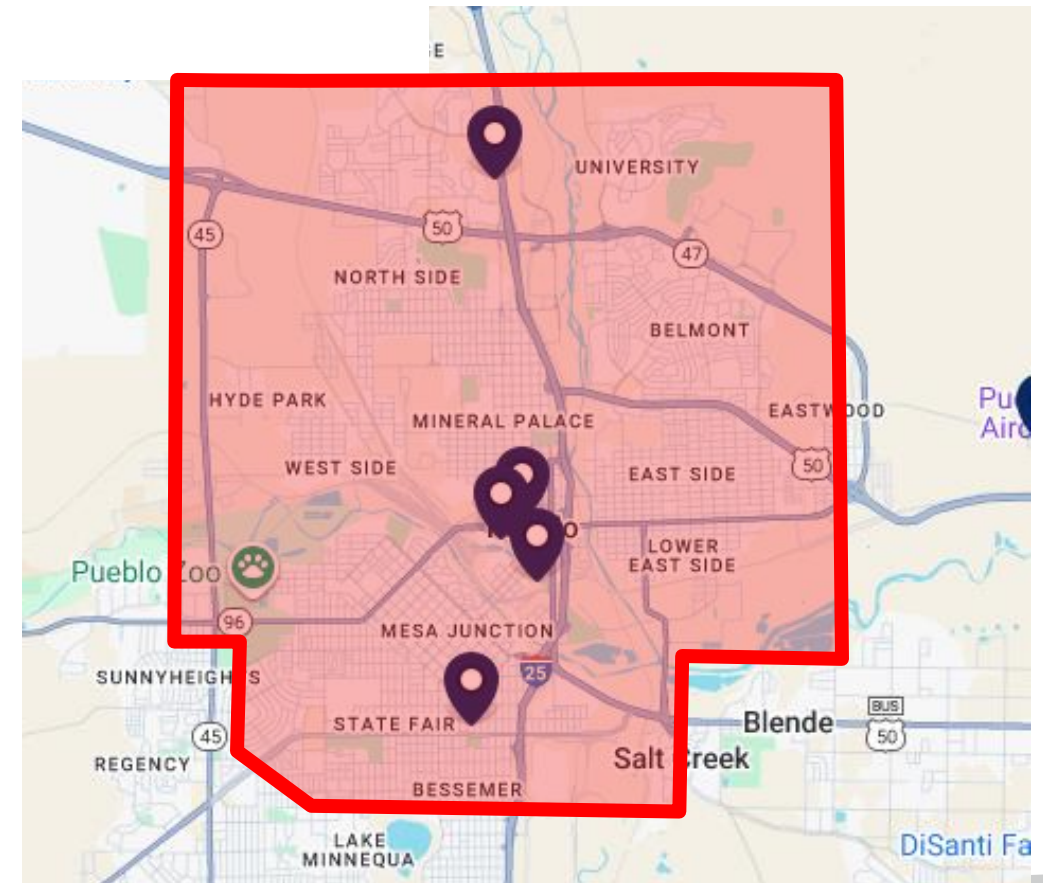


How big is the PuebloPlex Property?



Roughly the same size as
City of Pueblo

Approx. 36 square miles



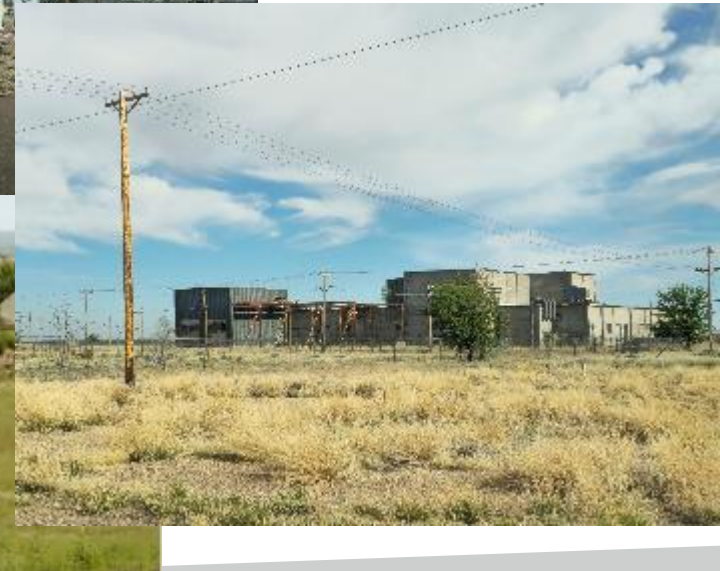
A Bird's-Eye View of Opportunity

(video)

Existing Conditions and Development Considerations

Facilities and Structures

- ▶ Warehousing
- ▶ PCAPP Facility
- ▶ Igloo Structures (Storage)
- ▶ Support Facilities

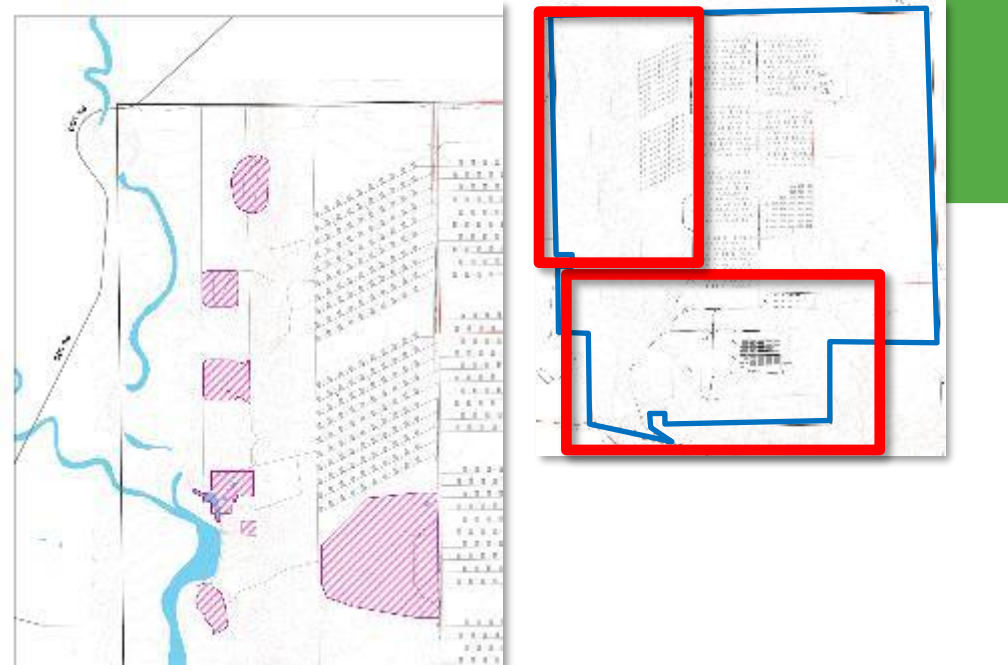


Environmental Conditions

Wetlands and drainage channels support stormwater management and ecological health but limit large-scale development

Creek and drainage corridor areas best suited for open space, recreation, habitat, or green infrastructure—such as retention basins, trails, or renewable energy

Environmentally limited areas can host most uses contingent on ongoing remediation



- Wetland
 - Plume
 - Environmentally Constrained Areas* (Solid Waste Management Units)
- * Includes burn areas, disposal sites, landfills, ranges, buildings (storage and non-storage), septic tanks, and oil separators

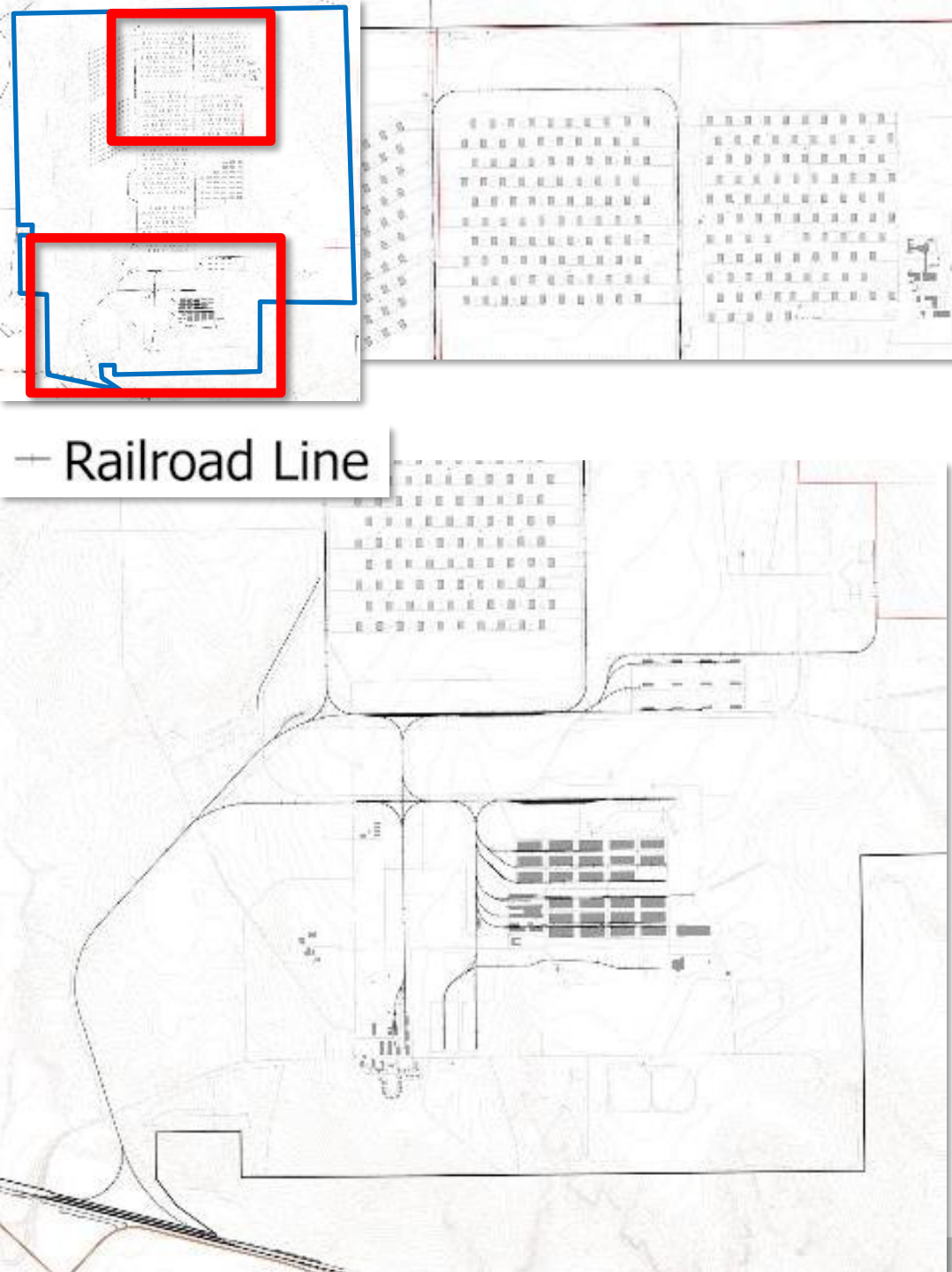
Transportation (Rail)

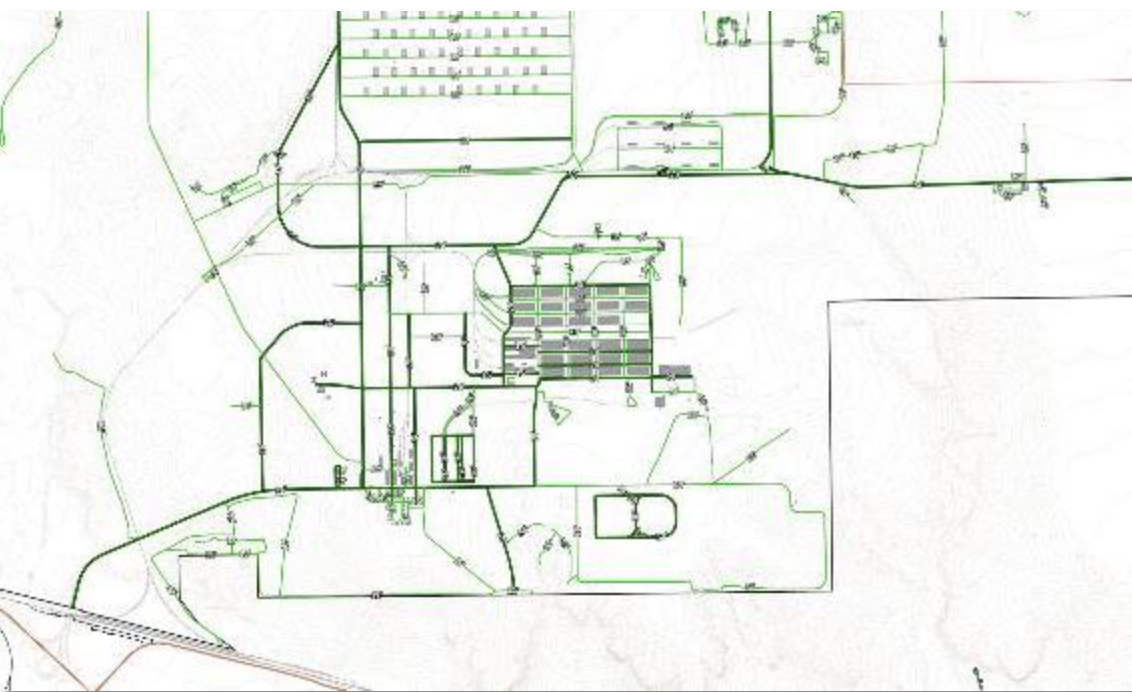
Served by an extensive internal rail network connecting directly to the national system via the Union Pacific Railroad

Competitive advantage for freight-dependent industries

Multiple sidings and spurs accommodate large-scale tenants, transload operations, and specialized freight handling

Rail connections link PuebloPlex to regional, national, and international markets, supporting logistics, manufacturing, and bulk commodity uses





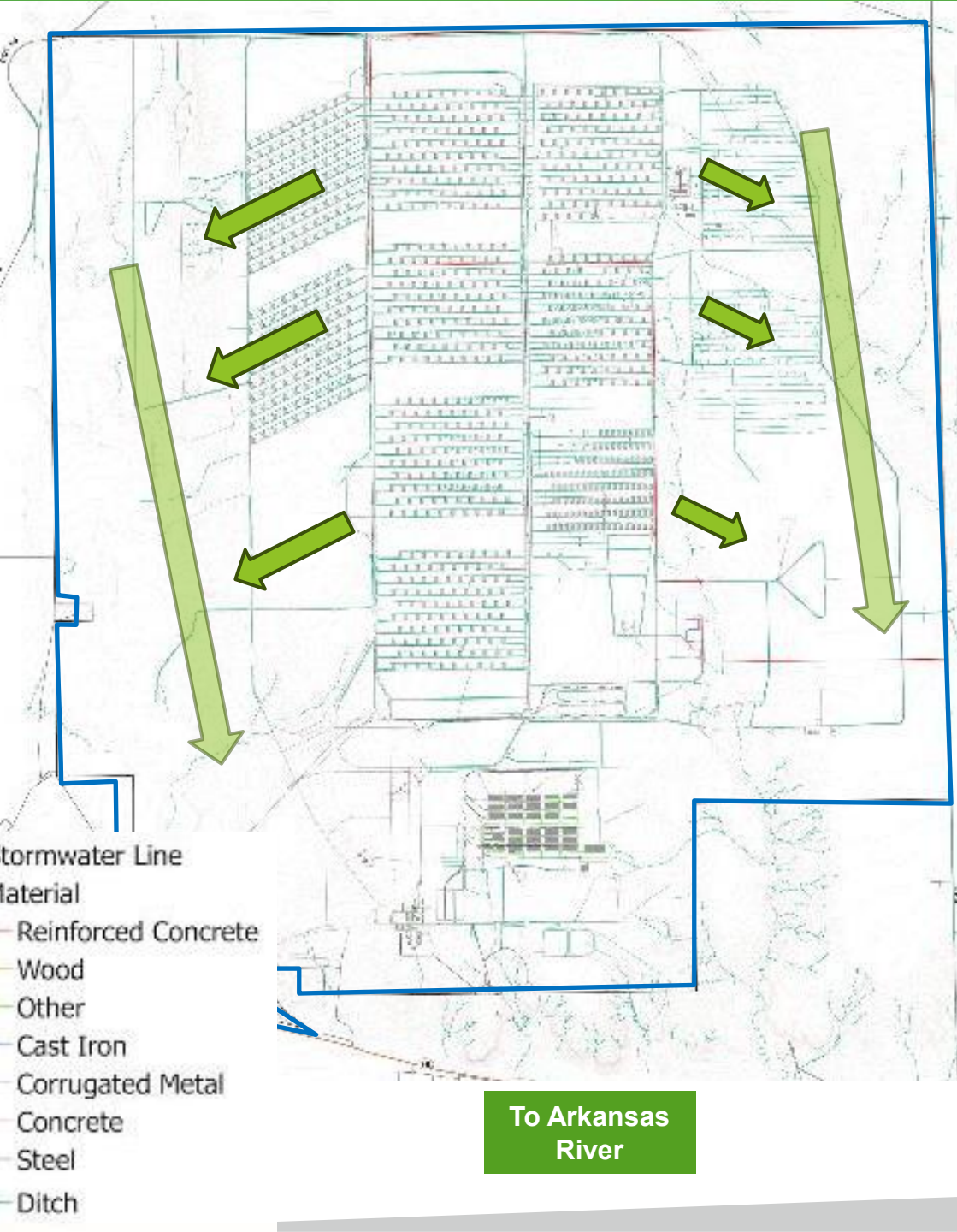
Transportation (Roads)

Connected to regional network via Hwy 50 and I-25 – access to Front Range cities and national markets

Extensive internal paved and unpaved roads – minimizes need for new roadway construction

Existing roads built for military/industrial use – support heavy truck traffic for manufacturing, logistics, and construction

Parallel road/rail lines and utility corridors – enable integrated industrial and logistics development



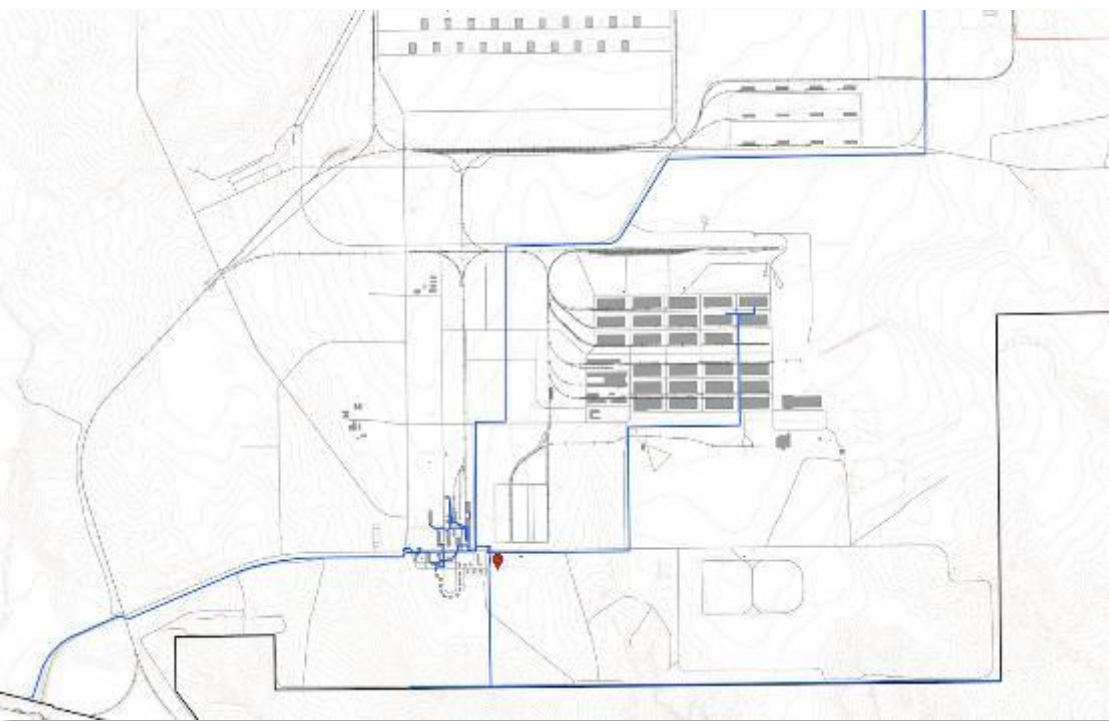
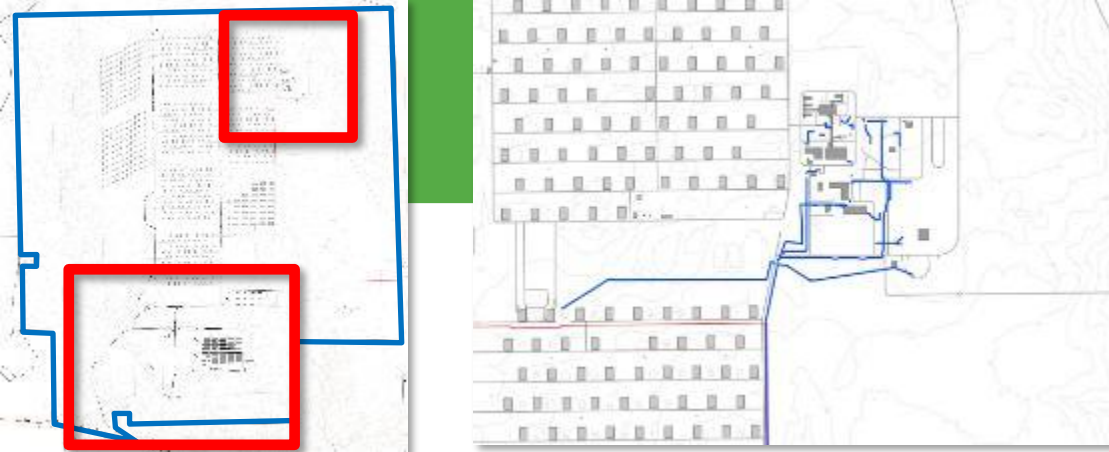
Stormwater

Stormwater retention and detention basins, channels, and drainage ditches manage runoff

Critical for flood prevention and environmental compliance

Follows natural topography toward Chico and Haynes Creeks and other tributaries of the Arkansas River

Adapted for dual purposes—habitat, open space, or recreation – and drainage



 Tower (Radio)
 Communication Line

Telecommunications Service

Fiber optic and copper lines support data-heavy uses and advanced industries

Infrastructure concentrated along road corridors

Fiber-served or nearby areas suited for data centers, research, and office/light industrial needing high-speed connectivity

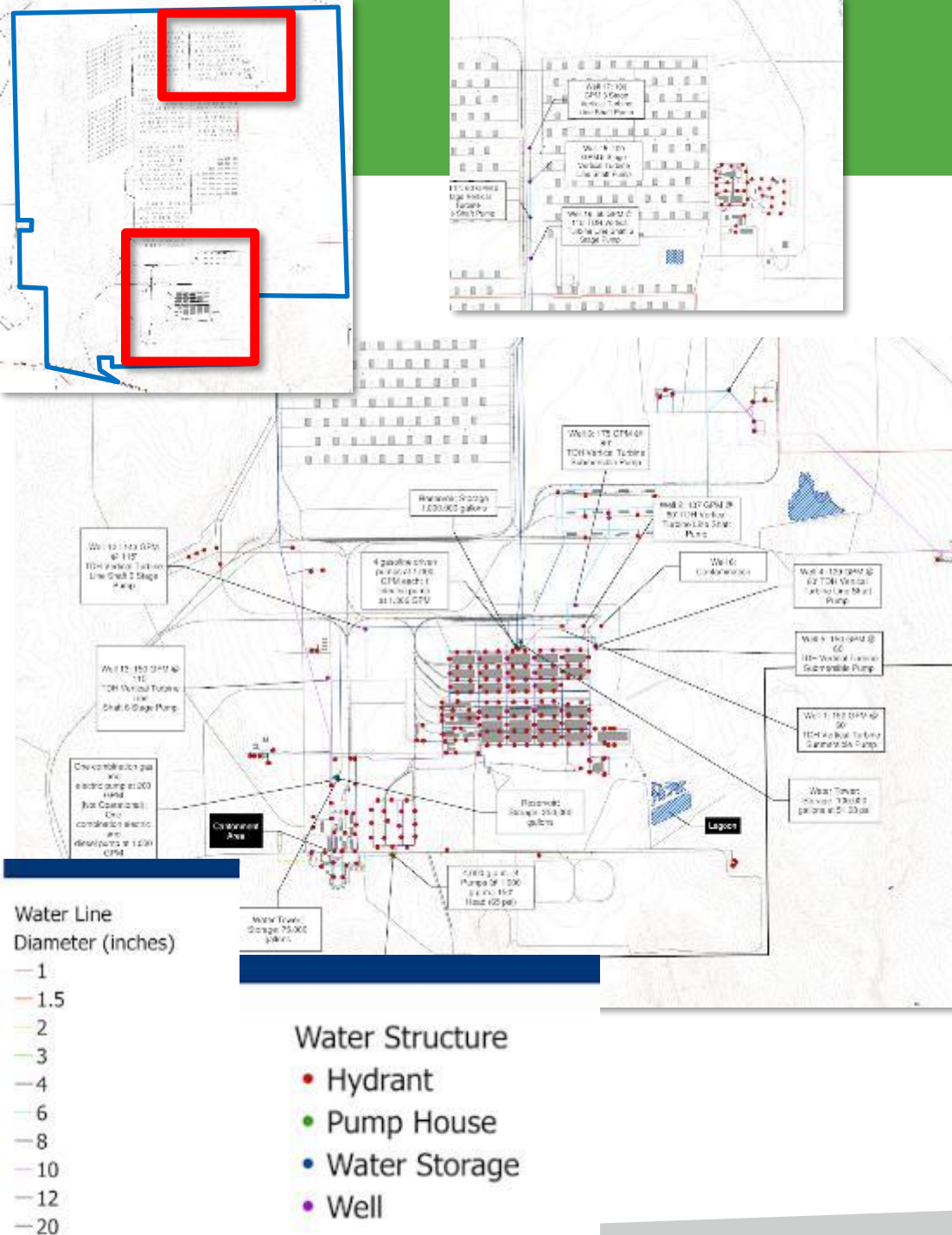
“Dig once” policies can reduce costs and future-proof infrastructure

Water Service

Onsite water from **wells** and through **Pueblo Board of Water Works**

Most water infrastructure in south-central portion – easiest and most cost-effective access for redevelopment

Northern, eastern, and far western portions have little or no water infrastructure



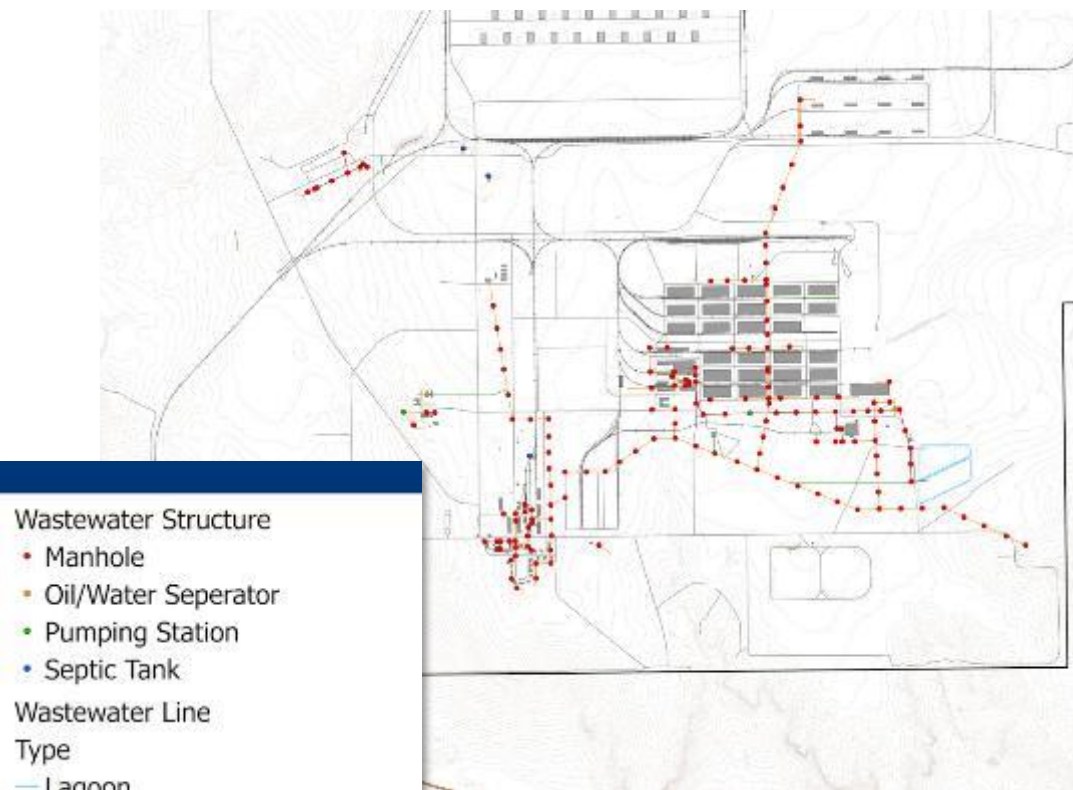
Wastewater Service

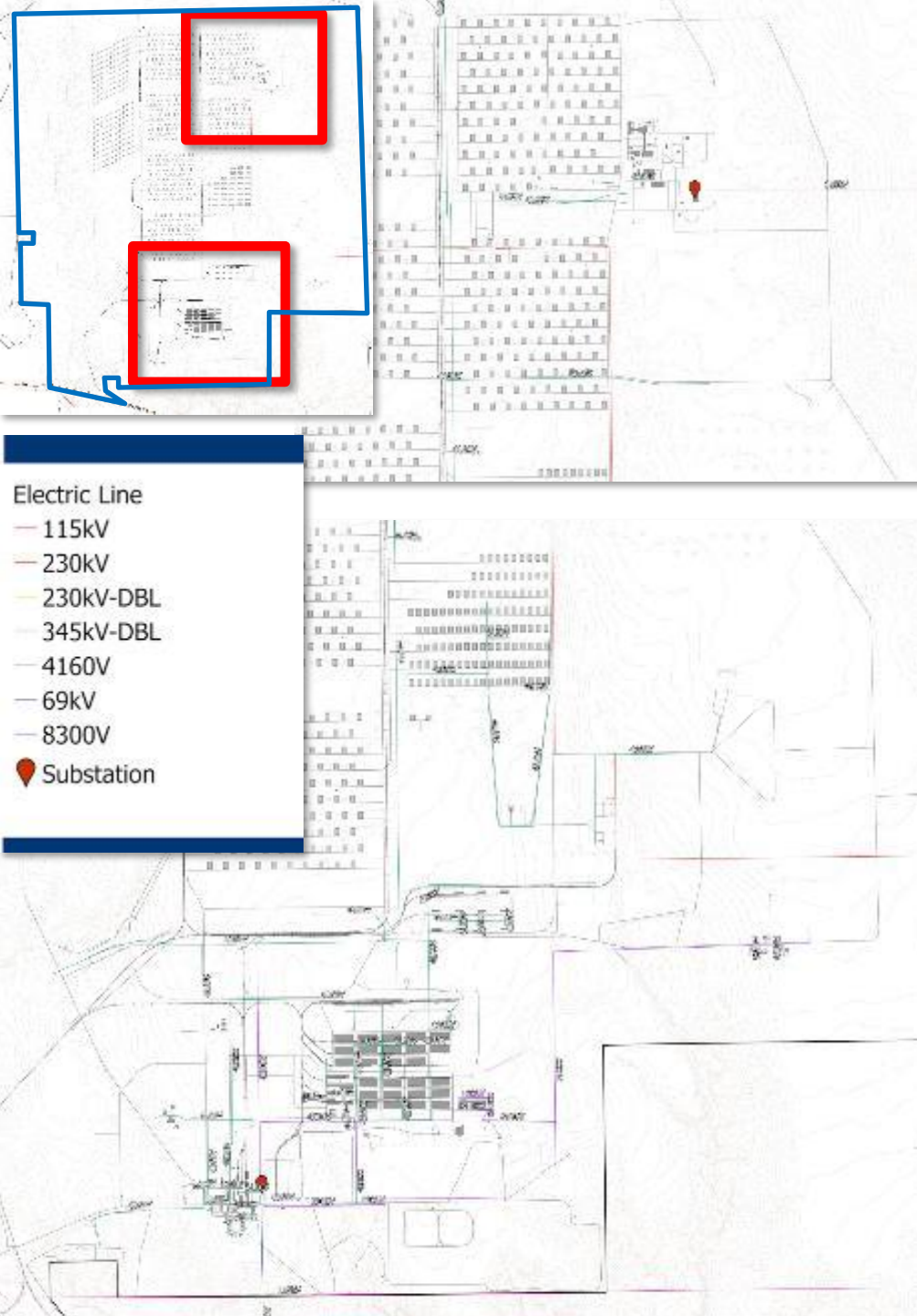
System is a mix of lagoon, vitrified clay, and cast-iron lines

Concentrated in the Southern/Central Area close to the rail hub and warehousing

Northern and eastern igloo storage areas and much of the open land – no existing wastewater service

Within reasonable access to Hwy 50 and the main rail lines — could support redevelopment in the central and southern parts of the property





Electrical Service

Two onsite substations provide electrical distribution—**critical asset for high-capacity, high-reliability power supply**

Distribution extends from substations across the site, with **strongest coverage in the former operations core and PCAPP area**

Certain areas are **better positioned to support power-intensive uses**—such as **manufacturing, logistics facilities, or data centers**

Outlying areas have limited or no electrical service—**new development will require extended lines or additional infrastructure investment**

Natural Gas Service

Main transmission line enters the site from the south

Supports industrial, manufacturing, and energy-intensive operations requiring reliable, high-capacity service

Sized for large-scale operations, including heavy manufacturing and industrial uses

Infrastructure enables co-generation, combined heat and power, or backup power for critical facilities—providing a competitive advantage for advanced manufacturing, food processing, and data center operations



— Gas Line

2016 Land Use Plan

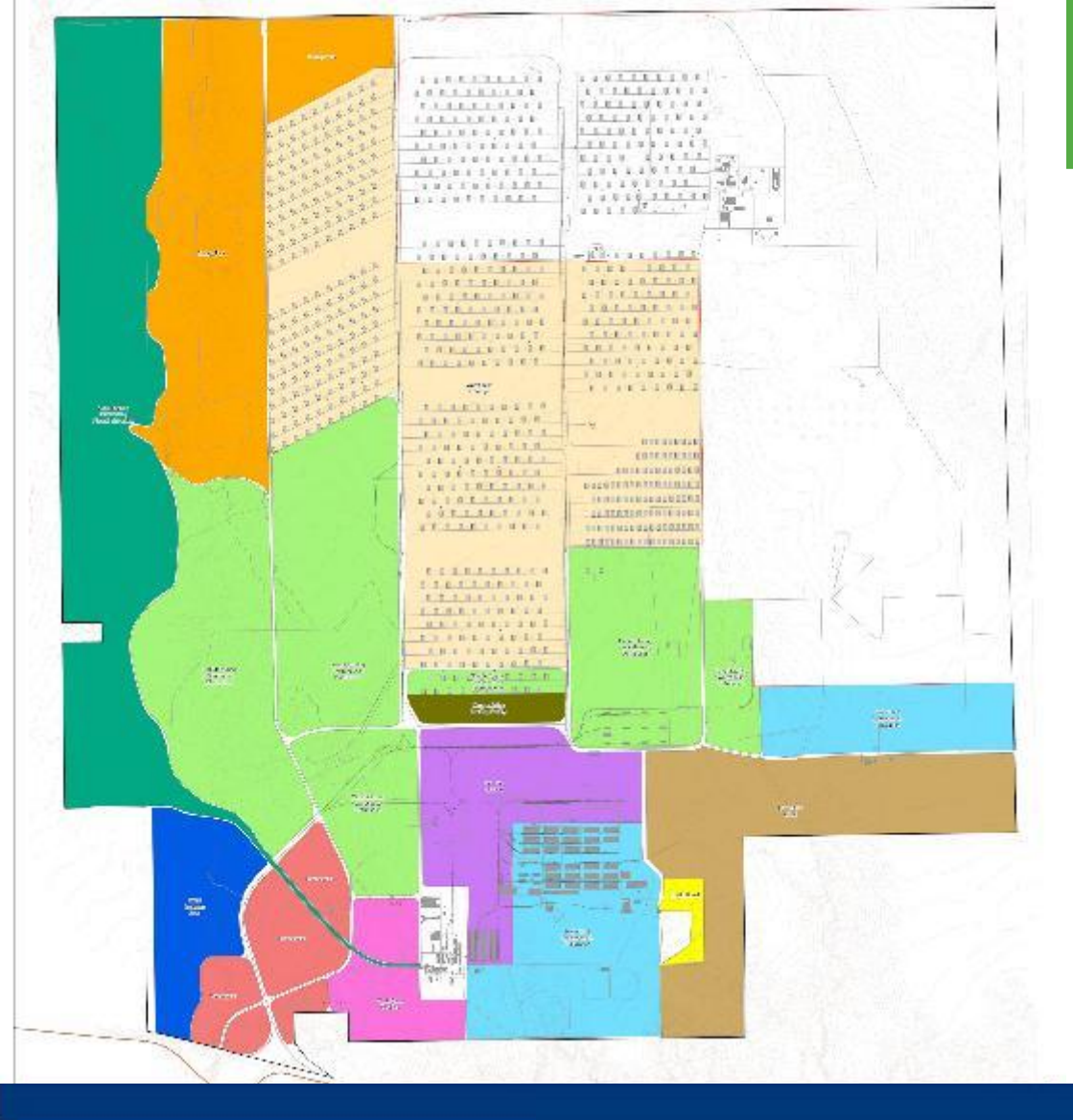
Mixed land uses including industrial, commercial, open space, and other compatible activities

Rail-served industrial areas to support manufacturing, logistics, and freight operations

Concentrated high-intensity uses to maximize infrastructure efficiency

Significant open space and natural areas to preserve environmental quality and provide buffers between uses

Initial planning framework now ready for reassessment based on market conditions, infrastructure readiness, and completion of the PCAPP mission



Land Use Areas

 Agriculture R & D	 Open Space / Recreation / Mineral Extraction
 Commercial	 Rail Car Storage
 Energy Park	 Research & Development / Education
 Institutional	 Transportation Loading Facility
 Manufacturing / Warehouse / Distribution	 Warehouse / Storage
	 Water Recharge Area



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Regional Future Economic Overview

Average Wage by Sector (Major Occupational Group)

Sector (Major Occupational Group)	Pueblo Avg Wage	% of County Avg Wage
Management	\$60.53/hr	216%
Healthcare Practitioners & Technical	\$50.85/hr	181%
Business & Financial Operations.....	\$37.55/hr	134%
Computer & Mathematical	\$43.33/hr	154%
Architecture & Engineering	\$40.81/hr	145%
Sales & Related.....	(approx \$28/hr).....	100% (benchmark)
Office & Administrative Support	(\$24–25/hr)	90%
Food Prep & Serving Related.....	\$17.15/hr	61%
Building & Grounds Cleaning & Maintenance	\$18.29/hr	65%
Personal Care & Service	\$18.99/hr	68%

Employment Growth Projections

Sector	Est. 2025 Emp.	Est. 2050 Emp.	Est. New Jobs (2025–2050)	Est. Annual Growth
Health & Social Assistance	12,000.....	14,740.....	+2,740	~0.9%
Professional & Technical Services	7,500.....	9,950	+2,450.....	~1.2%
Construction	5,500	8,050	+2,550.....	~1.5%
Retail Trade	8,500	11,450.....	+2,950.....	~1.3%
Education Services (Private)	4,500	6,050	+1,550.....	~1.2%
Logistics & Distribution*	4,000	6,050	+2,050.....	~1.5%
Advanced Manufacturing & Clean Energy*	3,000	5,150.....	+2,150	~1.6%



Advanced Manufacturing

- Industrial Production
- Fabrication
- Defense Manufacturing
- Food and Beverage Manufacturing



Clean Energy & Sustainability

- Power Generation
- Hydrogen
- Renewables
- Gas-fired
- Micro-reactor
- Battery Storage
- Energy Recycling Operations



Logistics & Distribution

- Warehousing
- Truck/Rail Freight Transfer
- Rail-served Industrial Facilities
- Fleet Storage and Distribution
- Regional Fulfillment Centers
- Third-Party Logistics (3PL)



Research & Technology

- Data Centers
- Aerospace Research & Development
- Defense-related Tech Staging
- Aerospace Systems Testing
- Biotech Laboratories
- Prototyping Laboratories



Education & Training

- Public Safety Training
- Workforce Training Centers
- University Extension Campuses



Secure Storage & Specialized Facilities

- Adaption Reuse of Igloos for Secure Warehousing
- Cold Storage
- Film and TV Production



Service Commercial

- Truck Stops
- Convenience Centers
- Food Services



Recreation & Open Space

- Trails
- Passive Open Space
- Dunes/Minimalist Golf Course
- Community Facilities



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How to Stay Involved

How the Community Will Be Involved

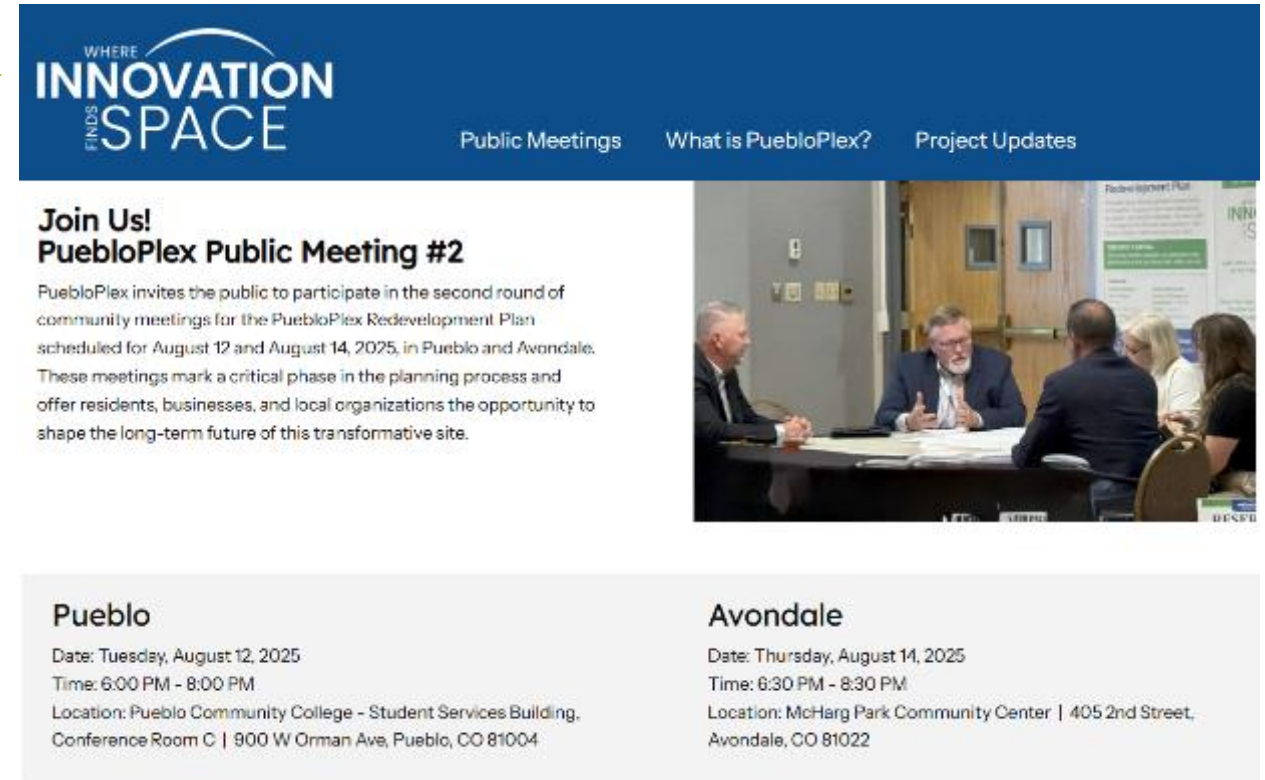
▶ Three public meetings

- ▶ June 2025
- ▶ August 2025
- ▶ **January 2026 (tentative)**

A "Comment Card" for the PuebloPlex Redevelopment Plan. It features the "WHERE INNOVATION FINDS SPACE" logo at the top. The text reads: "Please share your feedback. Your comments will help guide the PuebloPlex Redevelopment Plan." Below this are fields for "Name (optional):" and "Email (optional):". The card contains three numbered questions: "1. What is your top priority for redevelopment at PuebloPlex?", "2. What opportunities should we be sure not to miss?", and "3. What concerns do you have about redevelopment?". Each question has a line for an answer. At the bottom, it says "Thank you for your input!".

► Project Website → InnovationFindsSpace.com

- Meeting Announcements
- Project Updates
- Project Documents
- Sign-Up for Updates
- Leave Comments



The screenshot shows the website's header with the 'WHERE INNOVATION FINDS SPACE' logo and navigation links for 'Public Meetings', 'What is PuebloPlex?', and 'Project Updates'. The main content area features a 'Join Us! PuebloPlex Public Meeting #2' announcement, stating that PuebloPlex invites the public to participate in the second round of community meetings for the PuebloPlex Redevelopment Plan, scheduled for August 12 and August 14, 2025, in Pueblo and Avondale. These meetings mark a critical phase in the planning process and offer residents, businesses, and local organizations the opportunity to shape the long-term future of this transformative site. Below the announcement is a photo of a public meeting. At the bottom, there are two columns of meeting details for Pueblo and Avondale.

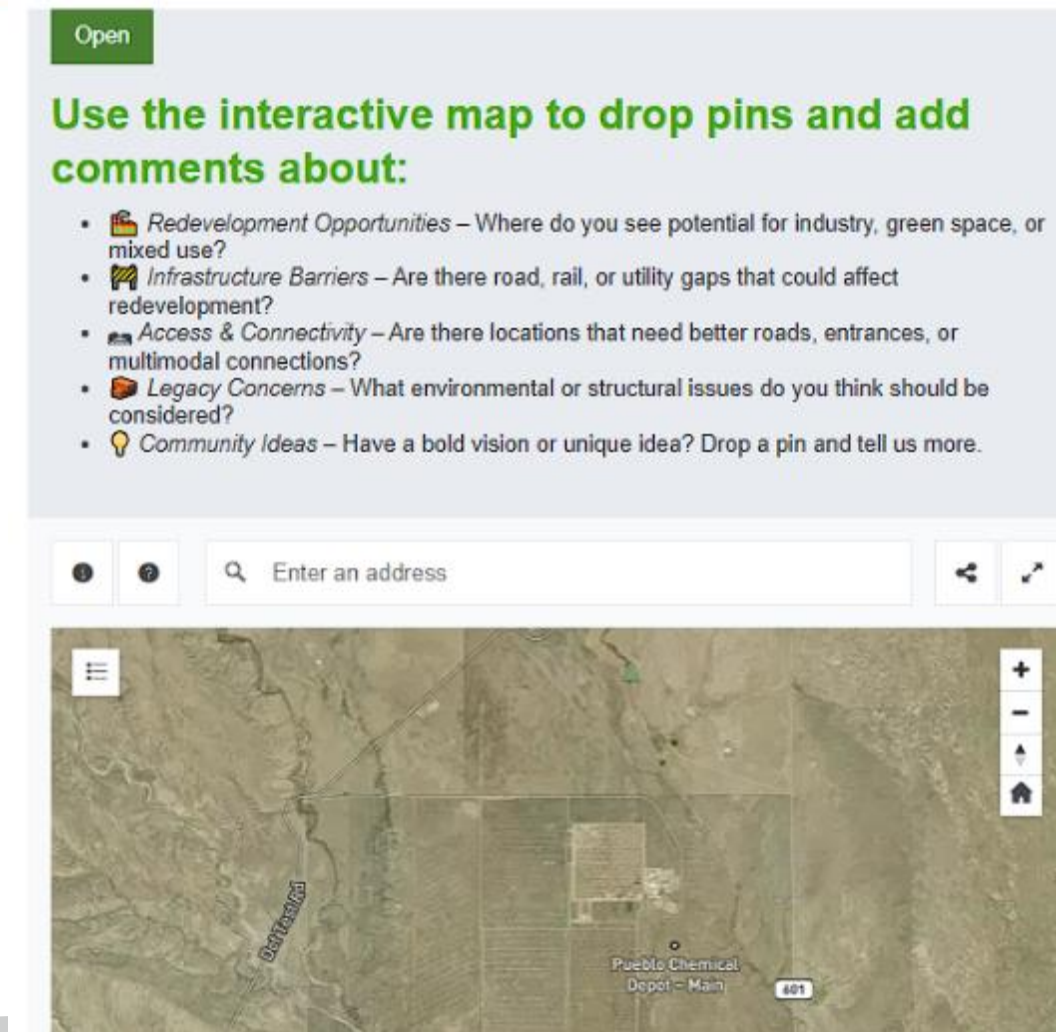
Pueblo	Avondale
Date: Tuesday, August 12, 2025	Date: Thursday, August 14, 2025
Time: 6:00 PM - 8:00 PM	Time: 6:30 PM - 8:30 PM
Location: Pueblo Community College - Student Services Building, Conference Room C 900 W Orman Ave, Pueblo, CO 81004	Location: McHarg Park Community Center 405 2nd Street, Avondale, CO 81022

► Social Pinpoint —

- Linked from Project Website

InnovationFindsSpace.com

- Redevelopment Opportunities
- Infrastructure Barriers
- Access and Connectivity
- Legacy Concerns
- Community Ideas



PUEBLOPLEX

Be Part of the Future of PuebloPlex!

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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.

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Director of Planning and
Development | PuebloPlex

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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.

What Happens Next?

- ▶ January 2026 (tentative)
 - ▶ Public Meeting #3

- ▶ January 2026 (tentative)
 - ▶ Final Plan

Table Group Land Use Activity

- ▶ Each table has a map, markers, fact sheets, and spatial area guides
- ▶ 40 minutes: Discuss in your group what you have learned and locate proposed land uses
- ▶ Assign a scribe and spokesperson
- ▶ We'll share highlights from each group



- ▶ Review the Map – Your table has a large working map of PuebloPlex showing constraints and key site features
- ▶ Consider Opportunities & Limitations – Use what you’ve learned tonight about:
 - ▶ Transportation access (roads and rail)
 - ▶ Utilities (water, wastewater, electrical, telecommunications, natural gas)
 - ▶ Environmental Constraints
 - ▶ Cultural Resources

▶ **Discuss as a Group:**

- ▶ Which **areas are best** for industrial or other employment uses?
- ▶ **Opportunities** for recreation, conservation, or renewable energy?
- ▶ Use the colored markers to **label areas** for land uses (guidance in the Fact Sheet)
- ▶ **Write down** any key ideas, concerns, or creative concepts



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Thank you!