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PuebloPlex Redevelopment Plan: Public Meeting #3

Redevelopment Alternatives and Preferred Redevelopment Plan

Pueblo & Avondale | January 13th & 14th, 2026



Welcome & Introductions

- **Meeting Purpose:**

Presentation of the Preferred Redevelopment Plan

- **Welcome by:**

John Chrisman – Director of Planning and Development | PuebloPlex

- **Facilitator:**

Patrick Small, AICP – Project Manager | HR Green

Meeting Agenda

- 1. Project Overview**
- 2. Redevelopment Planning Methodology**
- 3. Redevelopment Alternatives**
- 4. Preferred Redevelopment Plan**
- 5. Participant Feedback**

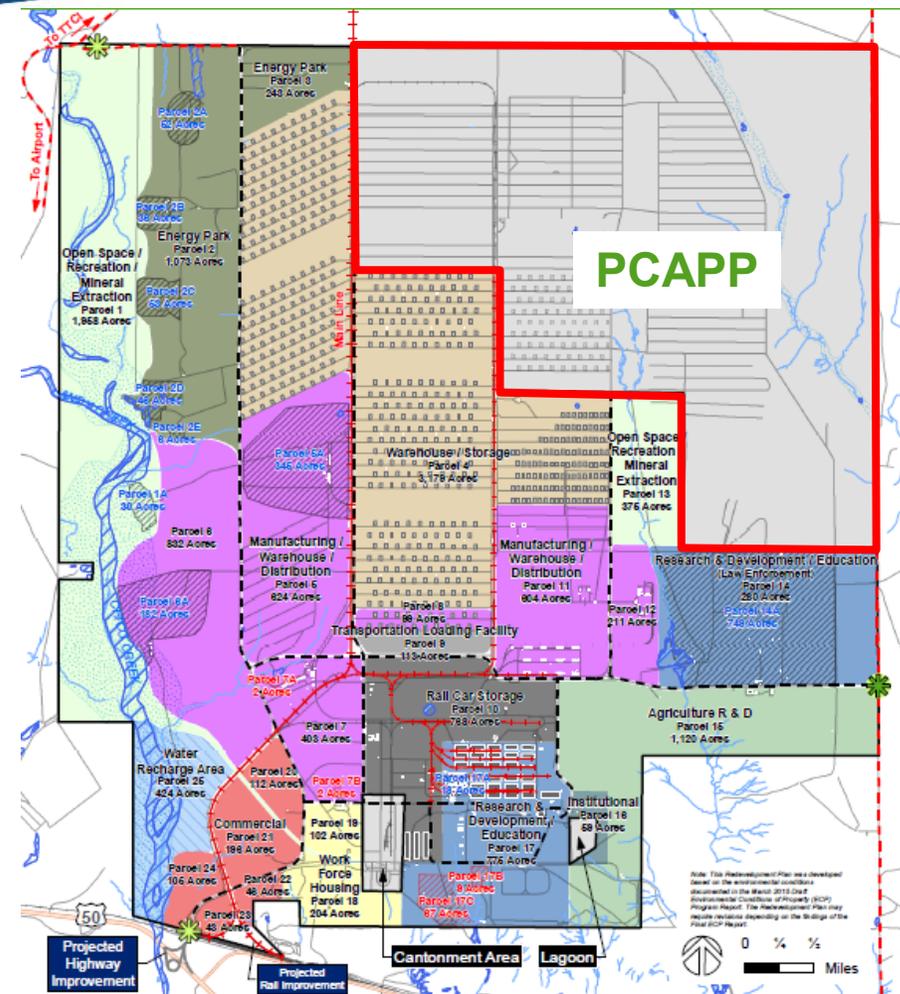
Project Overview

- Update the **2016 Redevelopment Plan**
 - Reflect today's market conditions, infrastructure realities, and regional goals



Project Overview

- Develop Redevelopment Plan for **PCAPP Area**
 - Excluded in the 2016 plan

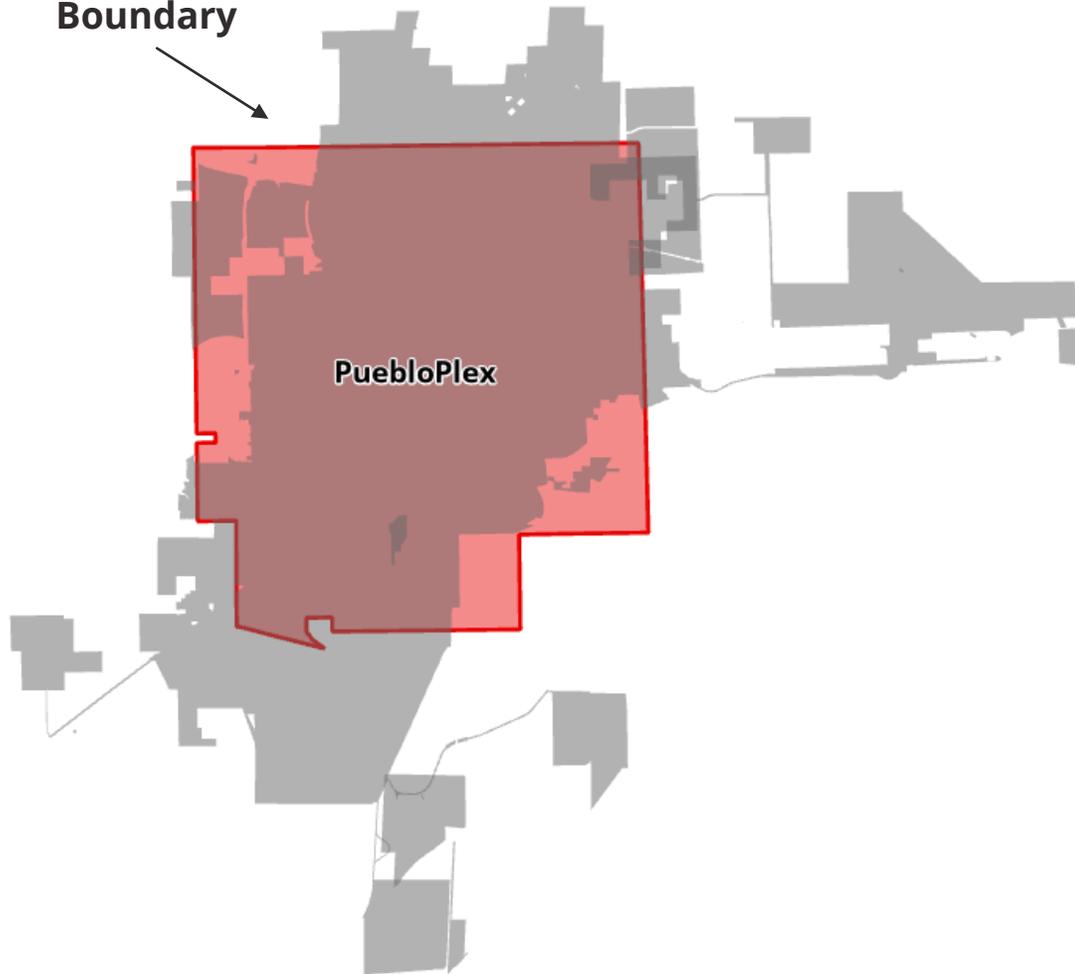


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Where is PuebloPlex?

Pueblo City
Boundary

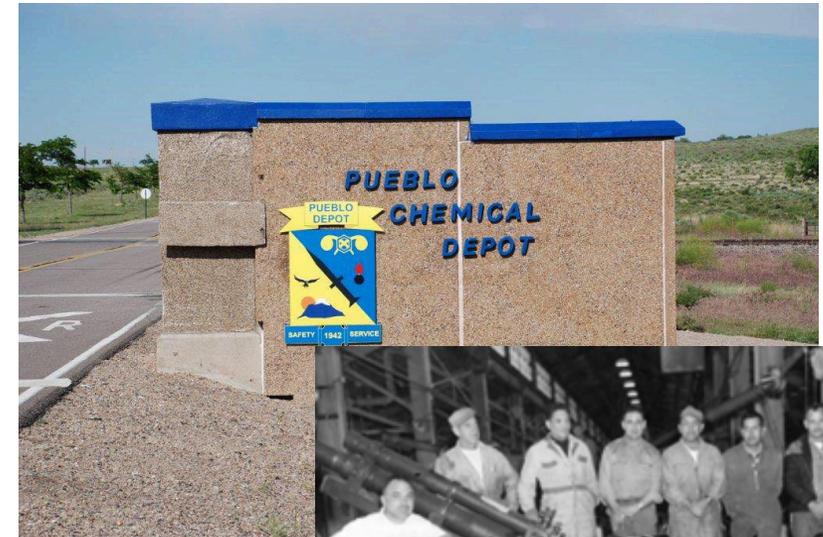


**PuebloPlex is roughly
the same size as the
City of Pueblo**

Approx. 36 sq. miles

History, Demilitarization, and Realignment

- **WWII Pueblo Chemical Depot Origin:**
Ammunition and material storage shipping center
- **1988 BRAC:**
The Base Realignment and Closure (BRAC) Commission recommended closing the Pueblo Chemical Depot
- **1994 PDADA:**
The Colorado Legislature established the Pueblo Depot Activity Development Authority (PDADA), now known as PuebloPlex
- **2002-2023 PCAPP:**
Pueblo Chemical Agent-Destruction Pilot Plant (PCAPP) destroys onsite chemical weapons
- **2027 PCAPP Mission Completion:**
Final cleanup and closure of PCAPP



PuebloPlex Today



23,000 Acre Site:

- 120+ Buildings/Warehouses
- 900+ Storage Igloos
- 137 Miles of Paved Roadway
- 50+ Miles of On-site Rail

Current Tenant Industries:

- Manufacturing
- Warehousing/Distribution
- Rail-Related
- Energetics
- Business and Personal Storage
- Research and Testing

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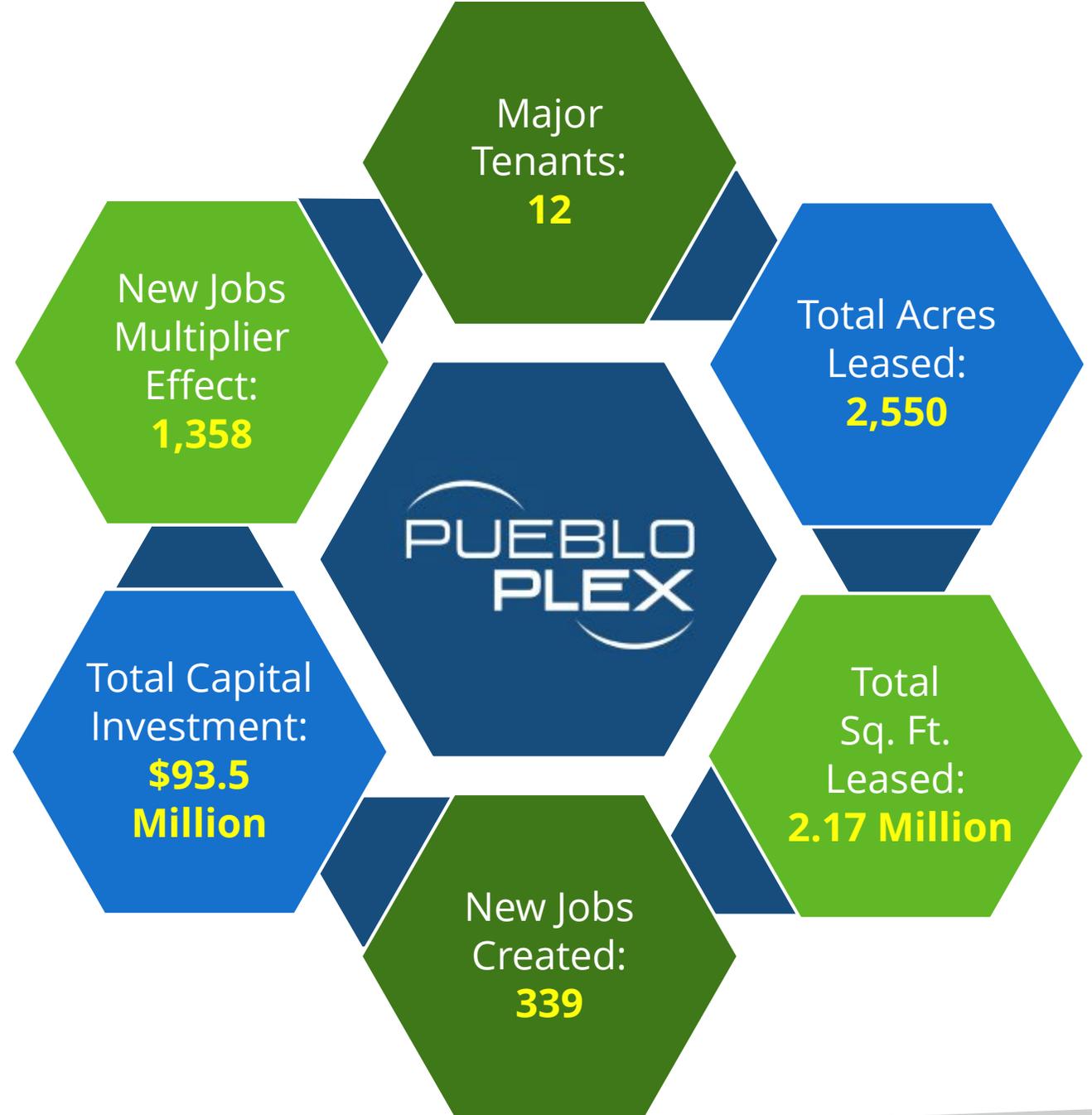
PuebloPlex Today: Tenants



Community Energy Solar



PuebloPlex's Economic Impact



Redevelopment Planning Methodology



Community Priorities and Stakeholder Input

Diverse Economic Growth	Enhanced Logistics	Commercial & Hospitality Hubs	Public Safety & Workforce	Environmental Sensitivity
<p>Strong interest in a mix of advanced manufacturing, data centers, and solar energy fields (particularly for PCAPP Parcel).</p>	<p>Support for expanding rail-related industries, including logistics hubs, warehousing, and potentially a high-speed rail test track extension.</p>	<p>Recommendations to develop the Highway 50 corridor with retail and traveler services.</p>	<p>Requests to address regional shortages by establishing a public safety training academy for police and correctional officers.</p>	<p>A clear mandate to respect wetlands and flood zones by designating them for passive recreation and conservation buffers rather than industrial build-out.</p>

Land Suitability Analysis

1. The Big Goal:

Grade every piece of land based on ease of development using comprehensive mapping

2. The Digital Ruler:

Used specialized software to measure the exact distance between land and factors that support development

3. The Grading Criteria

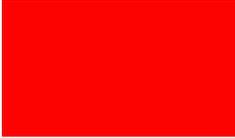
- **Utilities:** Water, sewer, power, natural gas, high-speed internet
- **Transportation:** Road access, railroad access
- **Surrounding Environment:** Wetlands, flood zones, historical areas
- **Safety:** Solid waste management units, range fans

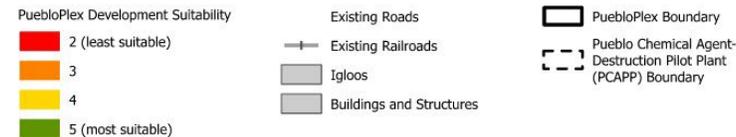
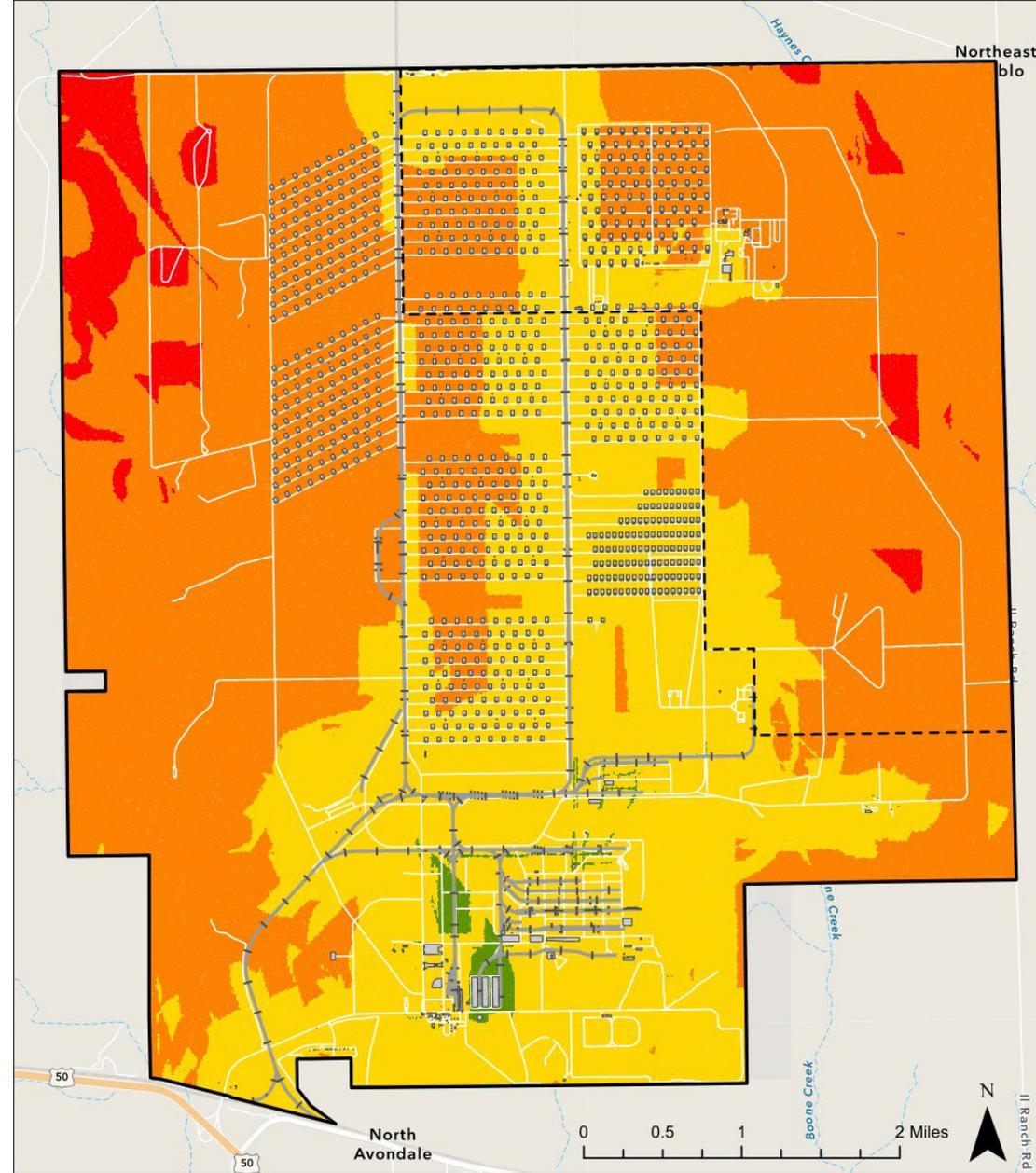
Weighted Land Suitability Grading Criteria

Category	Key Factors
Infrastructure Readiness	Proximity to high-capacity electric, water, sewer, and fiber-optic lines.
Environmental Safety	Evaluation of floodplains, wetlands, cultural sites, and remediation status (SWMUs).
Rail Access & Logistics	Direct proximity to active rail tracks to support manufacturing and distribution.
Parcel Size (Contiguity)	Availability of large, unbroken land areas for major industrial tenants.
Site Access & Mobility	Proximity to paved roads and main access gates for trucks and employees.
Market Alignment	How well the land suits the specific needs of the Tech, Energy, or Training sectors.

Redevelopment Planning Methodology: Suitability

We combine all these scores into one final grade:

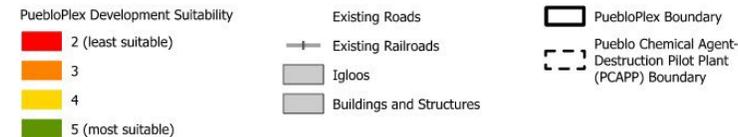
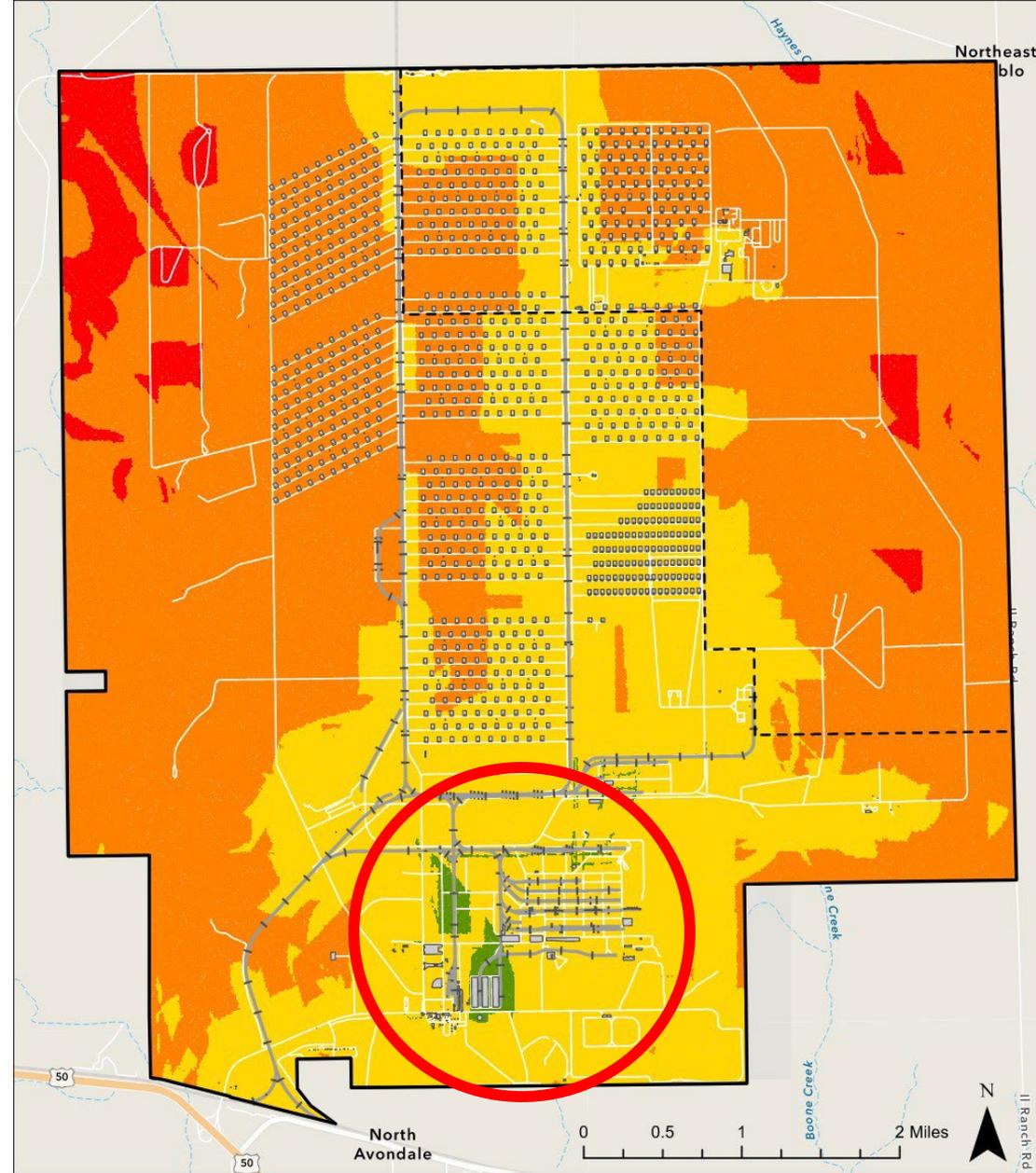
-  **Green (Highest Score): "Prime Real Estate."**
Most suitable for redevelopment.
-  **Yellow (Good Score): "Fine."**
Suitable with some constraints.
-  **Orange (Medium Score): "Good potential."**
Has restrictions.
-  **Red (Low Score): "Challenging."**
These areas are least suited for redevelopment.



Redevelopment Planning Methodology: Suitability

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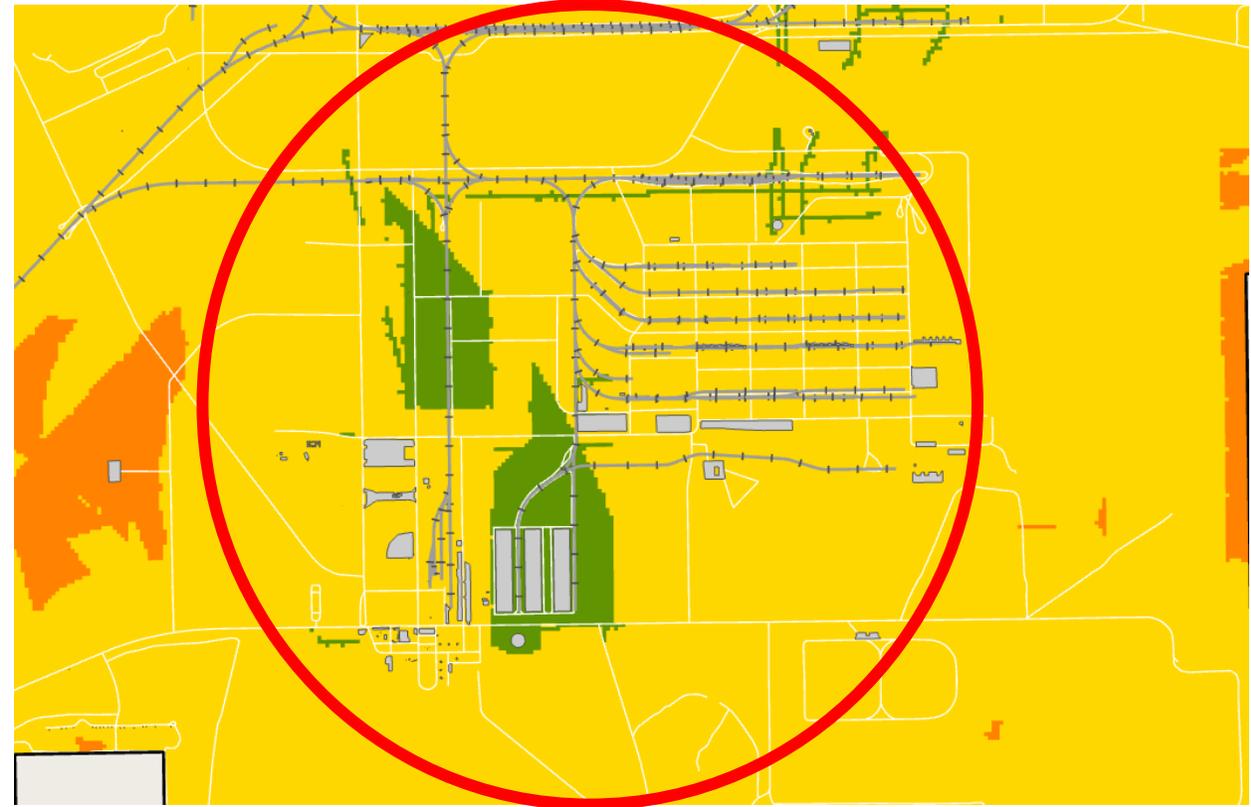
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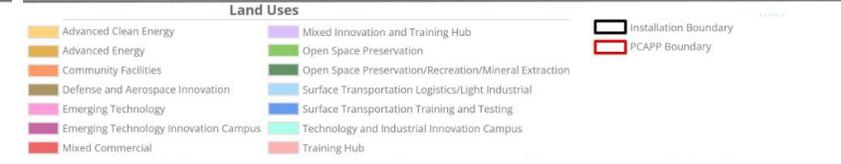
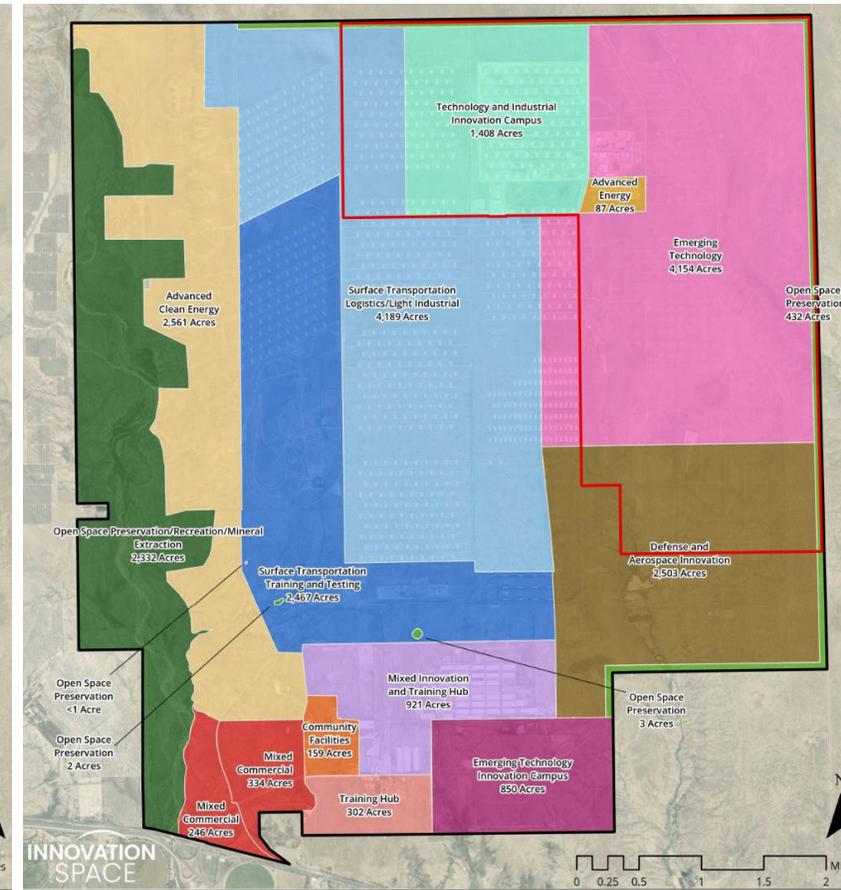
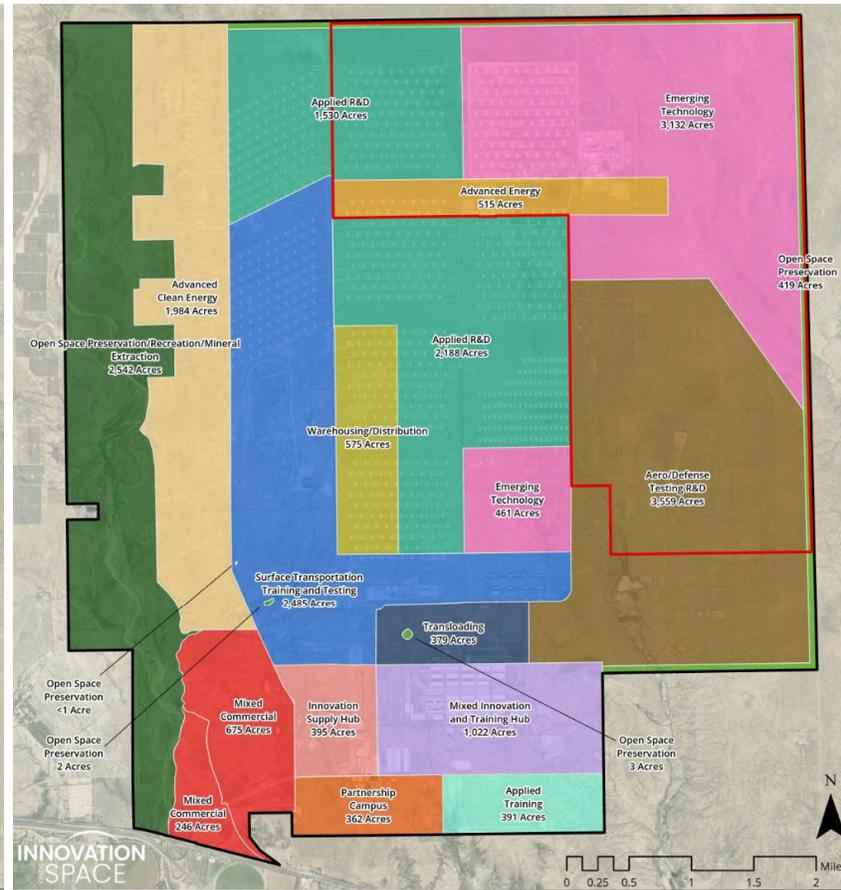
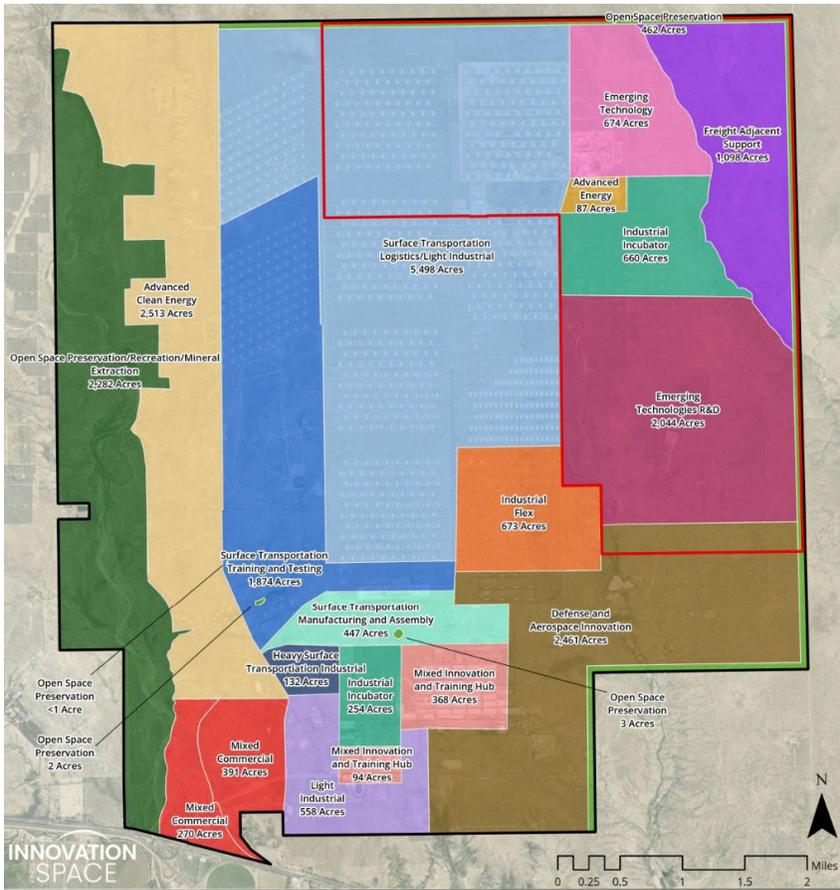
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Modern Land Use Planning Objectives

- **A Community-Driven Plan:**
Acknowledge the needs of the community/stakeholders to position PuebloPlex as a catalyst for regional economic growth.
- **Revitalized Land Uses:**
Provide a modern and flexible land-use plan that can adapt to changing economic and technological trends.
- **Dynamic Plan:**
Create an active/achievable plan that is versatile, not stagnant.
- **Infrastructure Needs:**
Consider the appropriate infrastructure needs and the reuse of existing structures/igloos.
- **Environmental Constraints:**
Examine existing wetlands, floodplains, active range fans, and contaminated areas, and plan for safety and protection.
- **Suitability Alignment:**
Align appropriate land uses with the condition of the land revealed in the suitability analysis.

Redevelopment Alternatives



Alternative A
Rail-Served, Infrastructure Ready Industrial

Alternative B
Advanced Energy and Technology Corridor

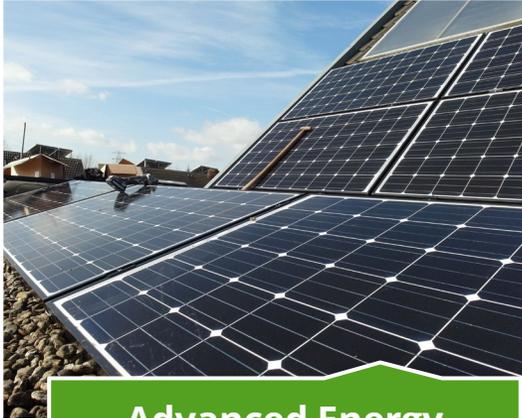
Alternative C
Integrated Regional Campus and Innovation District

Redevelopment Planning Methodology: Preferred Redevelopment Plan

- Taking the 3 Alternatives into account, the **Preferred Redevelopment Plan** balances large-scale industrial innovation with workforce training and environmental considerations.
- The new Land Use Plan is the **main driver of overall redevelopment** for PuebloPlex.
- Key highlights of the land-use strategy include:
 - **Major Innovation Hubs**
 - **Defense and Aerospace**
 - **Advanced Energy**
 - **Transportation and Training**
 - **Logistics**
 - **Commercial and Mixed Use**
 - **Open Space and Recreation**
 - **Mineral Extraction**

Land Uses

Land Uses in the Preferred Redevelopment Plan include:



Advanced Energy
2,288 Acres



Applied R&D
3,033 Acres



Defense and Aerospace Innovation
2,136 Acres



Emerging Technology
2,734 Acres



Emerging Technology and Additive Manufacturing
1,976 Acres



Emerging Technology R&D
1,450 Acres

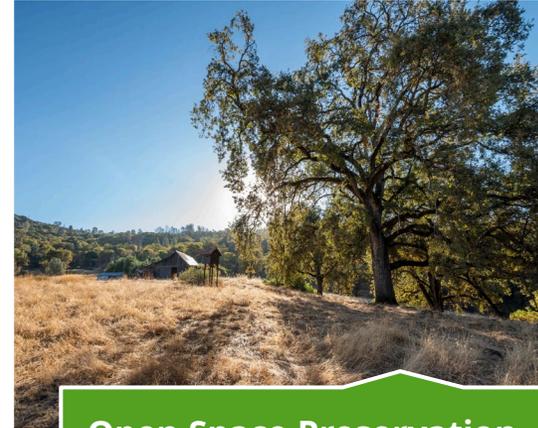
Land Uses Cont.



Mixed Commercial
920 Acres



**Mixed Innovation and
Training Hub**
1,417 Acres



Open Space Preservation
420 Acres



**Open Space
Preservation/Recreation/
Mineral Extraction**
2,542 Acres



**Surface Transportation
Training and Testing**
2,554 Acres



Transloading
379 Acres



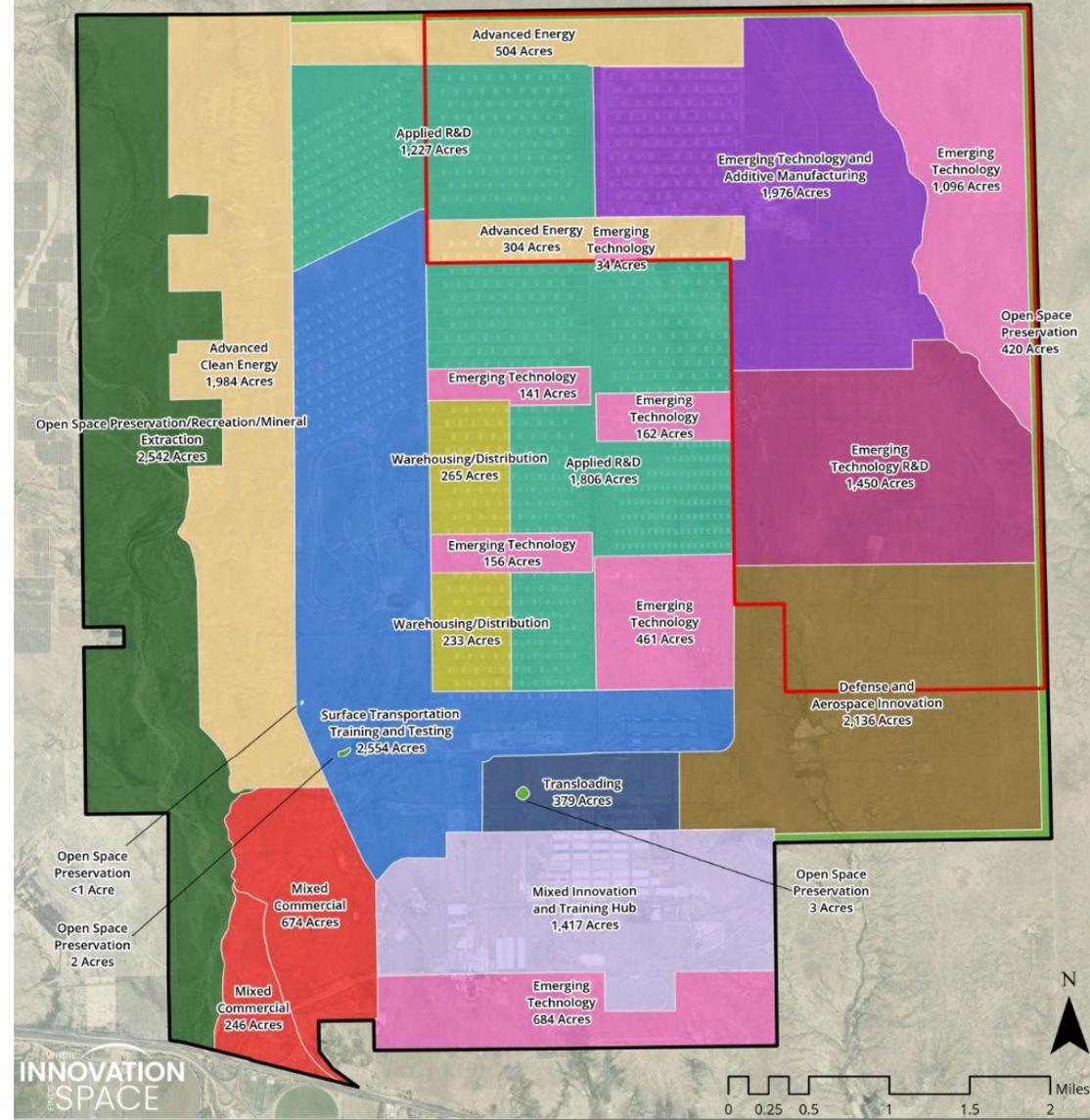
Warehousing/Distribution
498 Acres

Preferred Redevelopment Plan

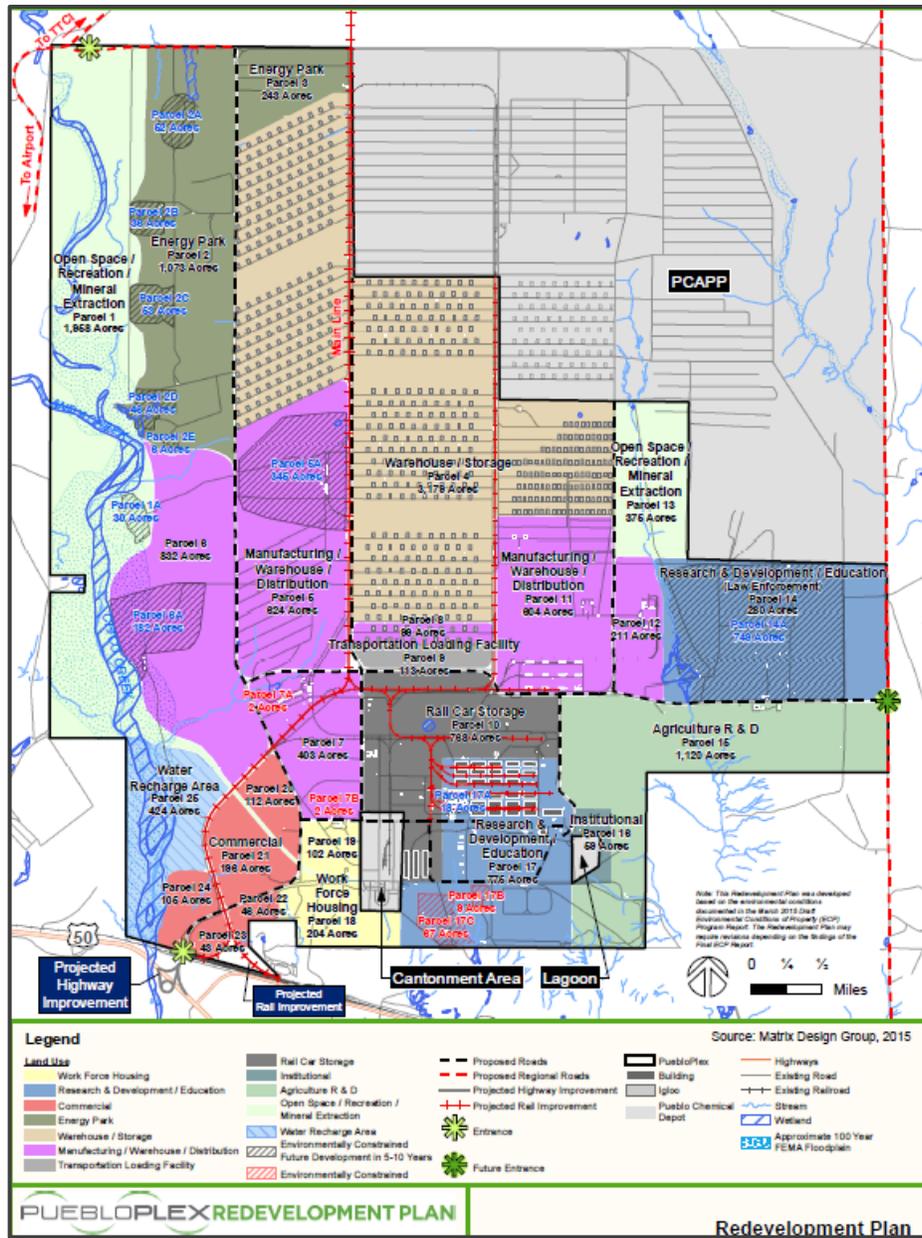
The Preferred Redevelopment Plan

Emphasizes:

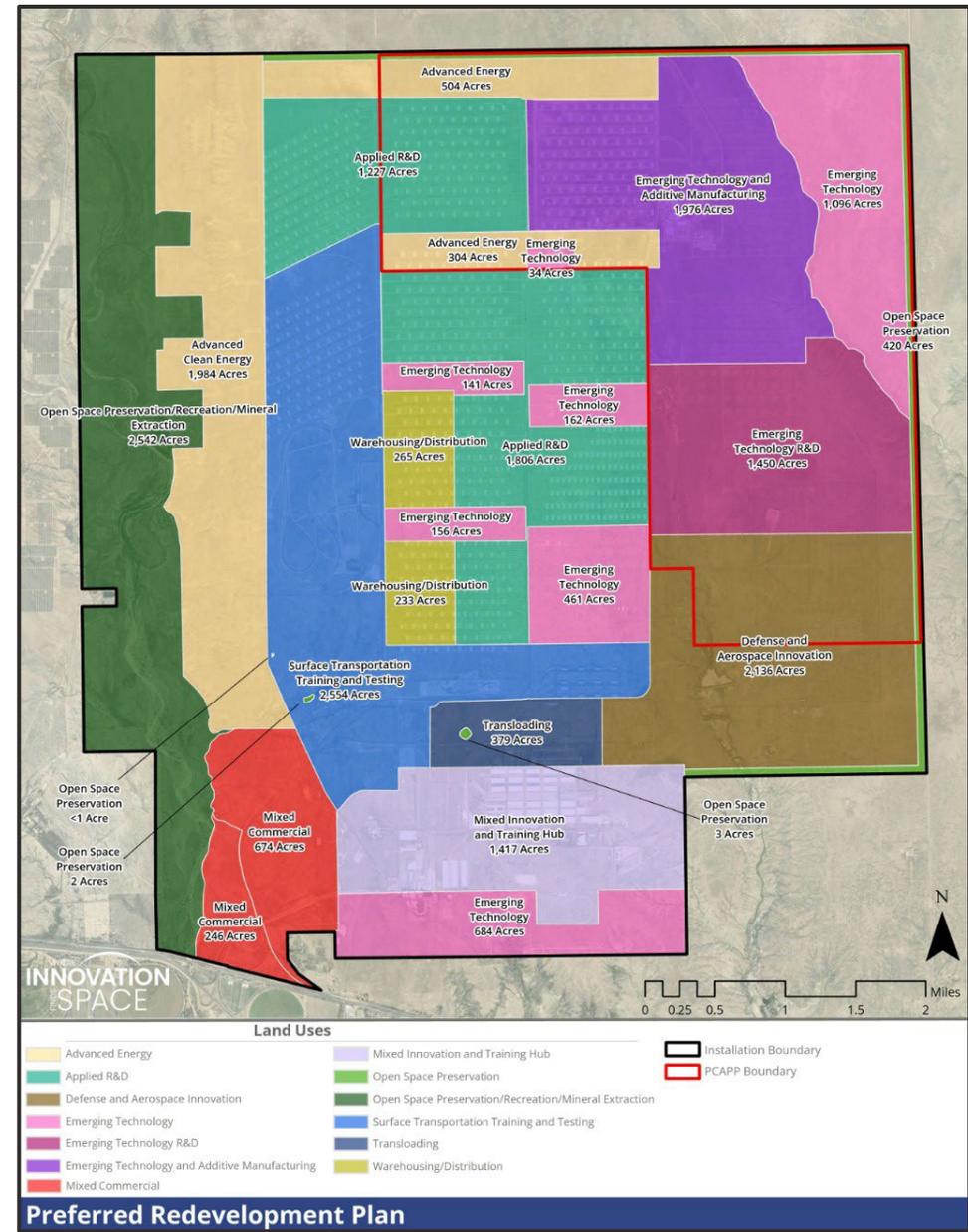
- Infrastructure Access
- Tenant Readiness
- High-Tech and Defense Areas
- Rail Access
- Workforce Pipeline
- Natural Resource Management



Preferred Redevelopment Plan



2016 Plan



2026 Plan

Next Steps

Our team at PuebloPlex is working diligently to ensure that this property becomes a cornerstone of our community's next great chapter

- **Local Heart, Professional Expertise:** An amazing team focused on delivering results.
- **Hard Work in Motion:** Actively executing the plan to revitalize the property.
- **Community-Centric Growth:** Every decision made is designed to benefit the people who live and work here.



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Questions/Feedback?