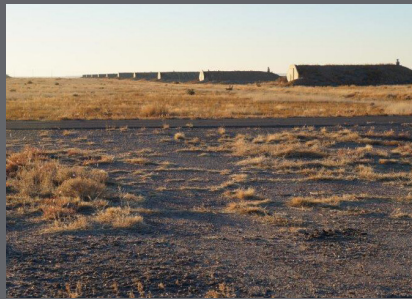
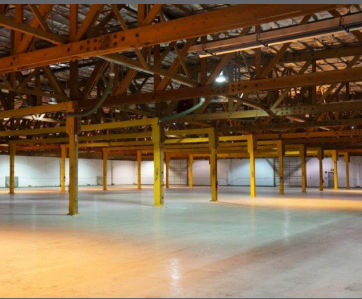


PUEBLOPLEX | REDEVELOPMENT PLAN

FOUNDATION FOR THE FUTURE



PUEBLOPLEX REDEVELOPMENT PLAN APPENDIX



PUEBLOPLEX | REDEVELOPMENT PLAN

FOUNDATION FOR THE FUTURE

This study was prepared under contract with PuebloPlex with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of PuebloPlex and does not necessarily reflect the views of the Office of Economic Adjustment.

For more information on the **PuebloPlex Redevelopment Plan**, contact:

Mr. Christopher Bolt
PuebloPlex
PO Box 11467
Pueblo, CO 81001
Phone: 719.947.3770
cbolt@puebloplex.com

www.PuebloPlexRedevelopmentPlan.com



February 23, 2016



PuebloPlex Redevelopment Plan

Appendix

A – Public Participation

B – Market Study Technical Memorandum

C – Off-Site Conditions and Influences Technical Memorandum

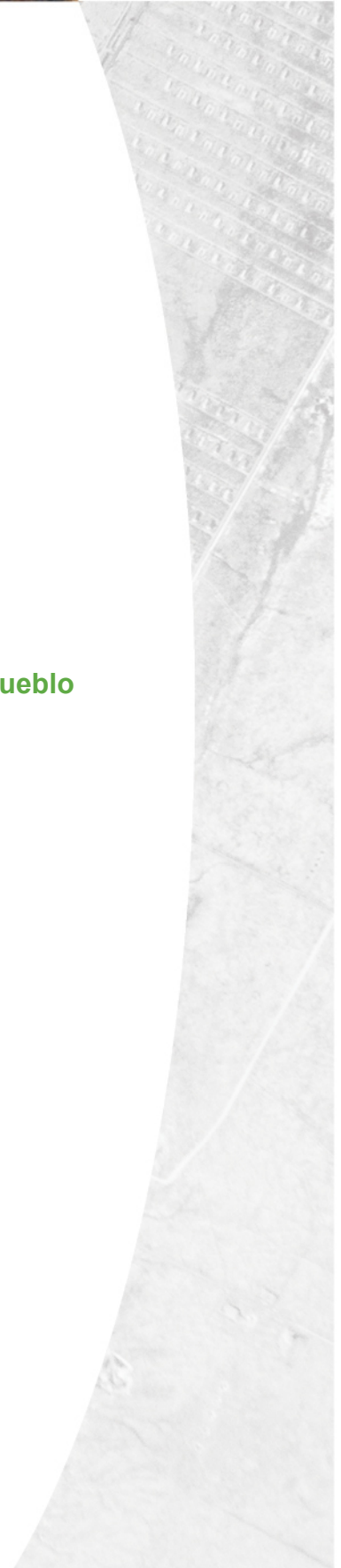
D – Transportation Technical Memorandum

E – Water Rights Technical Memorandum

F – Opportunities and Constraints Technical Memorandum

G – Redevelopment Plan Alternatives Technical Memorandum

**H –State of Colorado Hazardous Waste Permit CO-13-12-23-01 for Pueblo
Chemical Depot SWMU Land Use Controls**



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Appendix A

This Appendix includes various documents relative to the public participation process, including meeting sign-in sheets, public meeting presentations, and meeting exercise results:

- Public Meeting 1:
Post Card, Newspaper Advertisement, Flyer, Presentation, Questions Recorded, Key Survey Results, and Table Exercise Maps
- Public Meeting 2:
Media Release, Newspaper Advertisement, Flyer, Post Card, Sign-In Sheet, Presentation, Table Exercise Maps
- Student Visioning Workshop:
Presentation, Recorded Questions & Comments, Table Exercise Map
- Public Meeting 3:
Media Release, Newspaper Advertisement, Flyer, Post Card, Sign-In Sheet, Presentation, Questions Recorded
- Public Comments / Responses from 30-day Public Review Period
- Public Meeting #4 (Final Public Meeting at PuebloPlex Board Meeting):
Meeting Advertisement, Board Meeting Minutes, Presentation, Board Approved Resolutions
- Fact Sheet 1
- Fact Sheet 2



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Public Meeting 1



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Post Card

PUBLIC MEETING #1: *Your input is important!*



DATE: PuebloPlex Redevelopment Plan Public Meeting

July 8, 2015

TIME:

6:00 - 8:00 pm

LOCATION:

Pueblo Convention Center
Grand Hall C-West
320 Central Main Street
Pueblo, CO 81003

A Public Meeting is scheduled for Wednesday, July 8th at the Pueblo Convention Center's Grand Hall C-West, 320 Central Main Street, from 6:00 p.m. until 8:00 p.m. The host for this public meeting, PuebloPlex, will be joined by their consultant, Matrix Design Group, who will be presenting an overview of the PuebloPlex Redevelopment Plan beginning at 6:00 p.m.

This comprehensive and cooperative planning effort will provide a framework for future development of the nearly 16,000 acres, formally the Pueblo Chemical Depot. Everyone is invited to provide input on the planning process and help craft the vision for the development.

*For More Information, Michael J. Clarkson, Analyst and Project Manager
Contact: 719 947-3770 mclarkson@puebloplex.com*

www.PuebloPlexRedevelopmentPlan.com

Public Meeting Newspaper Advertisement

PUBLIC MEETING #1: *Your input is important!*



DATE: PuebloPlex Redevelopment Plan Public Meeting

July 8, 2015

TIME:

6:00 - 8:00 pm

LOCATION:

Pueblo Convention Center
Bernstein Room
320 Central Main Street
Pueblo, CO 81003

A Public Meeting is scheduled for Wednesday, July 8th at the Pueblo Convention Center's Bernstein Room, 320 Central Main Street, from 6:00 p.m. until 8:00 p.m. The host for this public meeting, PuebloPlex, will be joined by their consultant, Matrix Design Group, who will be presenting an overview of the PuebloPlex Redevelopment Plan beginning at 6:00 p.m.

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Public Meeting 1 Flyer

PUBLIC MEETING #1: *Your input is important!*



DATE:
July 8, 2015

**PuebloPlex Redevelopment Plan
Public Meeting**

TIME:
6:00 - 8:00 pm

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320 Central Main Street
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This comprehensive and cooperative planning effort will provide a framework for future development of the nearly 16,000 acres, formally the Pueblo Chemical Depot. Everyone is invited to provide input on the planning process and help craft the vision for the development.

*For More Information,
Contact:*

*Michael J. Clarkson, Analyst and Project Manager
719 947-3770 mclarkson@puebloplex.com*

www.PuebloPlexRedevelopmentPlan.com

Viewable at: <https://youtu.be/KhfZa28WGHM>

**PuebloPlex Redevelopment &
Homeless Submission Plan**

*Public Meeting #1
July 8, 2015*



Public Meeting Agenda

- Team Introductions
- Project Overview
- Inventory and Analysis
- Site Opportunities & Constraints
- Survey Questions
- Planning Exercise
- Next Steps

Slide 2

What is the PuebloPlex Redevelopment Plan ?

- A Plan to redevelop the former Pueblo Chemical Depot
- A Plan that will:
 - Treat this as a Start-Up Business and not a base closure
 - Determine the highest and best land uses for the property
 - Maximize opportunities for economic development
 - Create jobs for the Pueblo community
 - Provide an Implementation Strategy for long-term success that is
 - Phased
 - Market-based
 - Fiscally realistic

Slide 3

Why is this Project Important to You ?

- **PuebloPlex**
 - Is one of the largest redevelopment opportunities in the US
 - Is part of the Pueblo Community
 - Will attract world-wide investments to this region
 - Will create jobs for the Pueblo community
 - Provide the basis to attract and retain talent and skills within your community
 - Will be a catalyst for new economic development within Pueblo Region
 - Increase the tax base for the community
 - Improve unemployment rate

Slide 4

Who is Funding the Project ?

Office of Economic Adjustment (OEA) Support

- Project funded by an OEA Federal Grant
- Assigned OEA Officer
- OEA has provided a Pueblo Region Socio Economic Data Analysis
 - Available to the Community PuebloPlex.net



Slide 5

Where is the Project Located ?



Slide 6

What is the Project Schedule ?

12 Month Planning Process Schedule

- Data Collection & Analysis
- Develop Land Use Alternatives Fall 2015
- Homeless Submission
- Implementation Strategy
- Final Master Plan April 2016

Slide 7

Your Input is Important....Public Involvement

- Project Website
www.puebloplexredevelopmentplan.com
- www.puebloplex.com
- Social Media
 - PuebloPlex Twitter
 - PuebloPlex Facebook
- 3 Public Meetings
- Project Fact Sheets



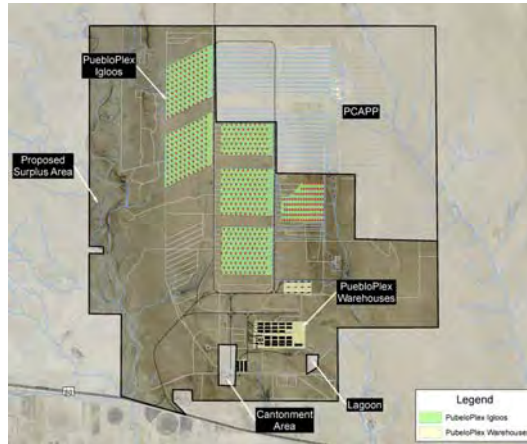
Slide 8



PuebloPlex Existing Assets

PuebloPlex Assets

- 15,848 acres
- 950+ Structures
- 3,100,000+ Square Feet
- 137 miles of Paved Roadways
- 39 miles of on Site Rail
- 620 Igloos

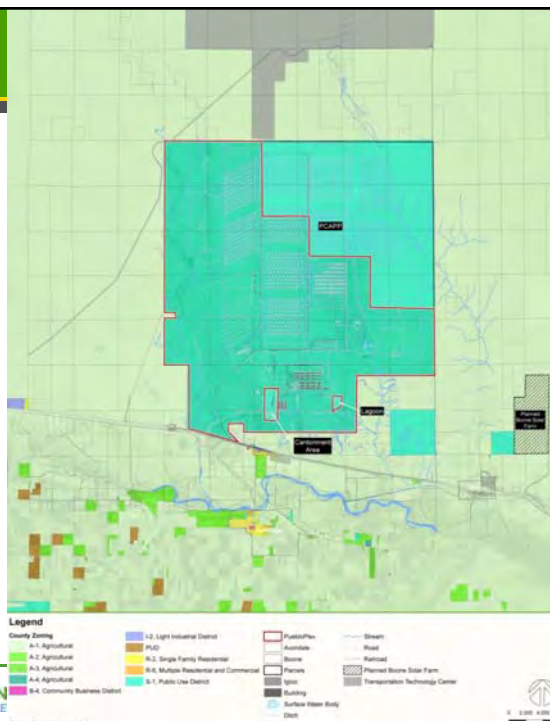


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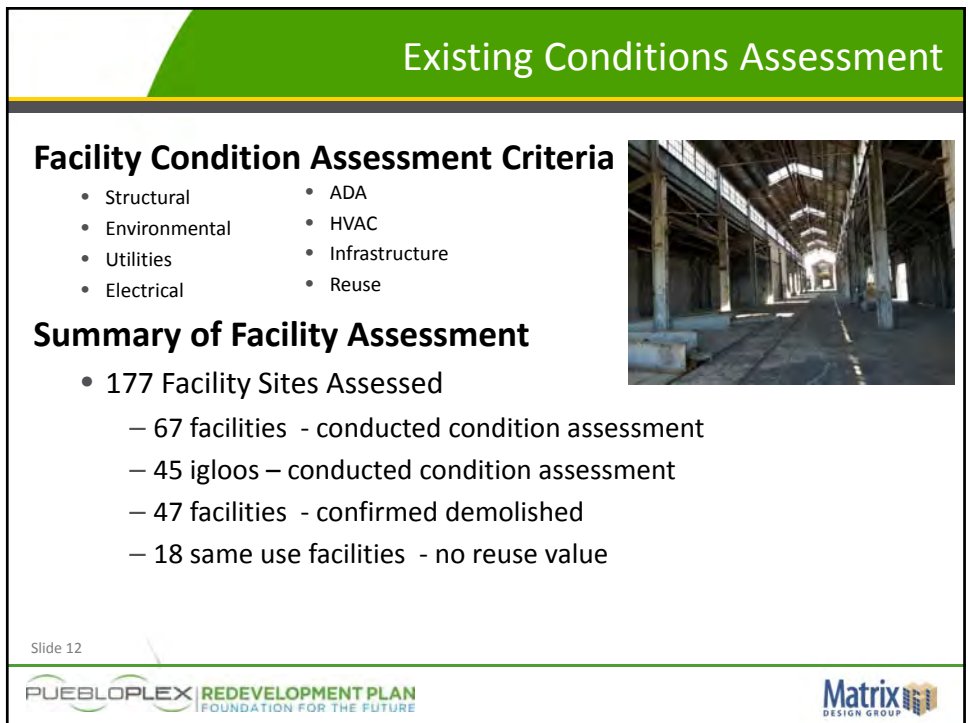
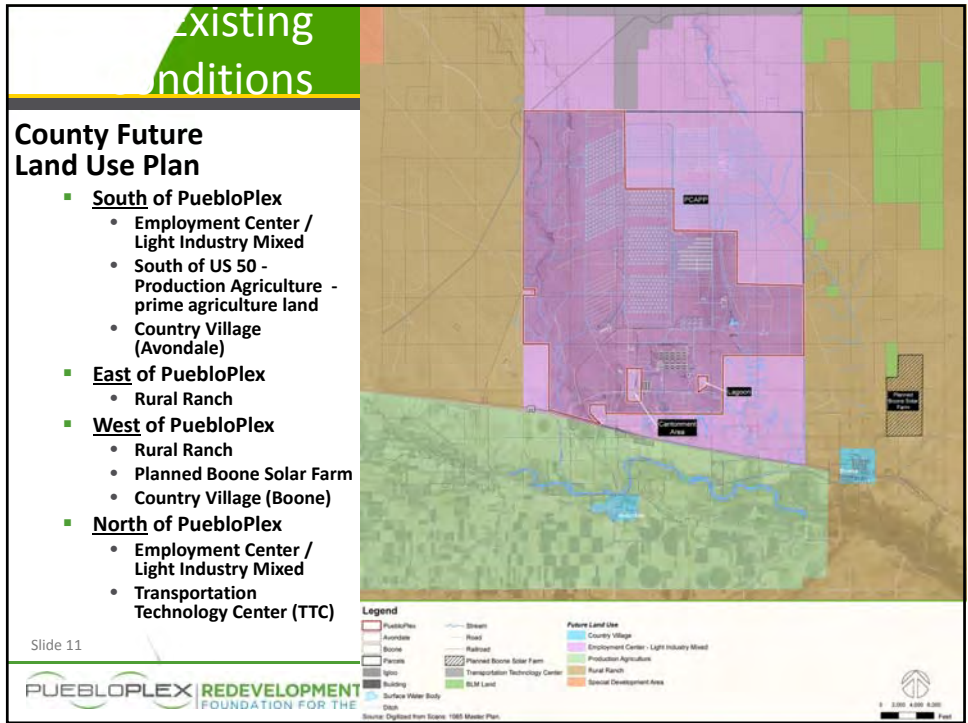
Existing Conditions

County Zoning

- PuebloPlex
 - S-1 Public Use District
- Surrounding PuebloPlex
 - A-1 Agriculture
 - A-2 Agriculture
 - Avondale
 - R-2 Single Family Residential
 - R-6 Multiple Residential and Commercial
 - Planned Unit Development



Slide 10



Existing Conditions Assessment

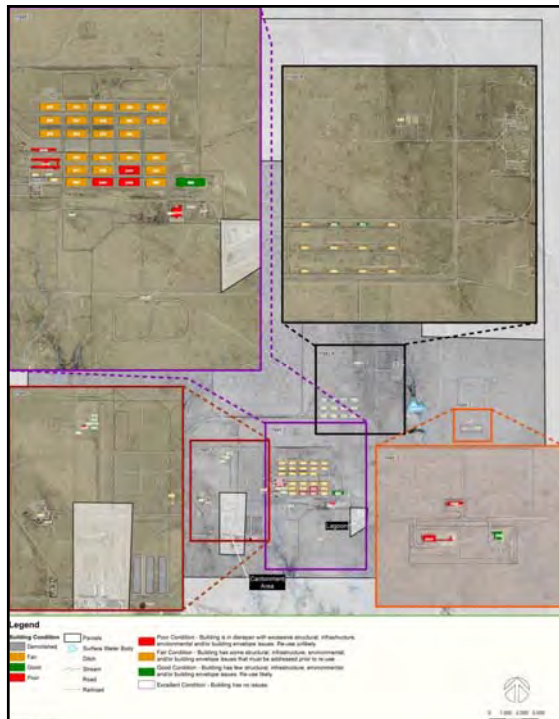
Condition Assessment Summary Results of 67 Facilities:

- **Poor Condition (13):** Building is in disrepair with excessive structural, infrastructure, environmental, and or building envelope issues. Reuse unlikely
- **Fair Condition (42):** Building will require upgrades to structural, infrastructure, environmental, and or building envelope. Potential reuse
- **Good Condition (12):** Building has minor issues related to structural, infrastructure, environmental, and or building envelope. Reuse likely or current
- **Excellent Condition (0):** Building has no issues



Slide 13

Facility Conditions



Existing Conditions Assessment

Igloo Assessment:

- Statistical Analysis of Igloos
- 7.5% or 45 of approximately 600 assessed (17 assessed inside and out)

Three Types of Igloos

- Garage Door 10' x 10' (approx. 80)
- Double Blast Door 8' x 8' (approx. 100)
- Single Blast Door* 4' x 8' (400+)

**Cost to upgrade to Garage Door is approximately \$5,000*

Single Blast Door 4' x 8'



Double Blast Door 8' x 8'



Garage Door 10' x 10'



Slide 15



Igloo Conditions

Infrastructure Assessment - Transportation

Site Access

- **Existing**
 - US 50 Interchange
 - Pueblo County DOT Road 3
 - IL Ranch Road
- **US 50 Interchange**
 - Obsolete - Does Not Meet Current CDOT Design Standards
 - 1601 Interchange Approval Process
 - Proximity to SH 96 may present a Challenge
 - Railroad Bridge is Functionally Obsolete and will require replacement
- **Access Alternatives**
 - SH 96
 - Pueblo County DOT Road
 - Pueblo County Road 601

Site Transportation Features

- **Roadways**
 - Site Circulation/Internal Roadway Conditions
- **Rail**
 - Conditions Assessment
 - Opportunities (Transportation Technology Center)



Slide 17

Infrastructure Assessment – Utilities

Potable Water Supply

- Supplied via Groundwater (5 wells)
- 300 ac-ft of water decreed (appropriated in 1942)
- Kansas v. Colorado
- Augmentation via CWPDA

Potable Water Distribution

- System built in 1940's
- Cast Iron and Transite
- Elevated Storage Tanks for Fire Flow

Sanitary Sewer Treatment

- Primary Treatment via Evaporation Lagoons

Sanitary Sewer Collection System

- System built in the 1940's
- Vitrified Clay Pipes

Electric

- Original Grid built in 1940's
- Currently Utilizing Original Substation

Gas

- Service Provided by Xcel
- 2 Existing Pressure Regulation Stations



Slide 18

Environmental Assessment

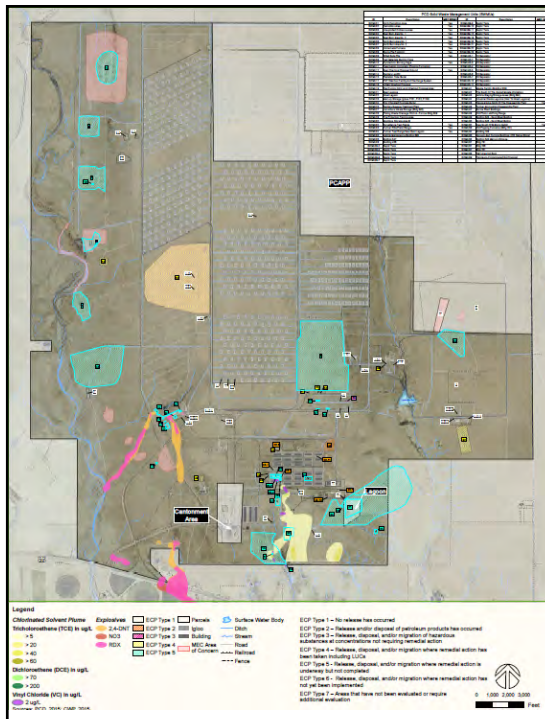
Environmental Issues:

- The starting point for the Army's environmental assessment is the Environmental Condition of Property (ECP) Report
 - ECP only seeks to identify clean up requirements to existing
- Categorized as ECP I through VII
- Many Sites have already been remediated or are currently undergoing remediation
- Land Use Controls
- Cleanup Schedule and Cost
- Data Gap Analysis and Discovery of Unknowns

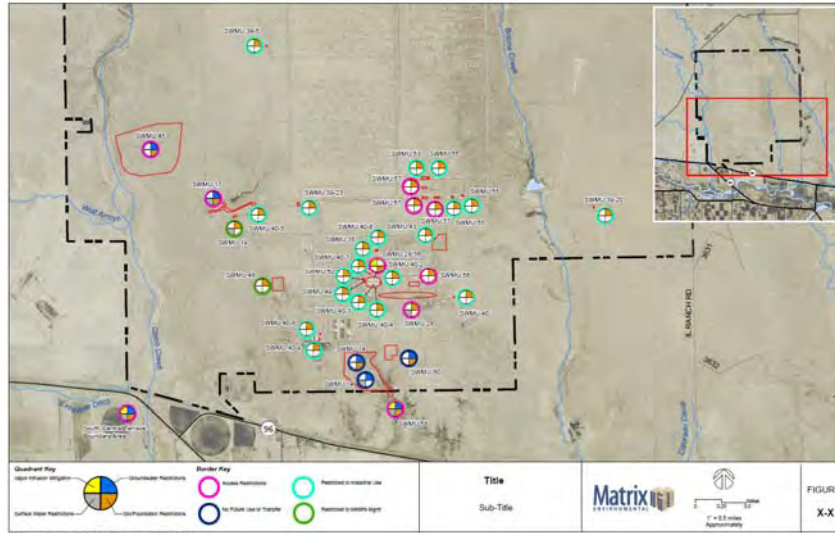


Slide 19

Environmental Assessment



Solid Waste Management Units Land Use Controls

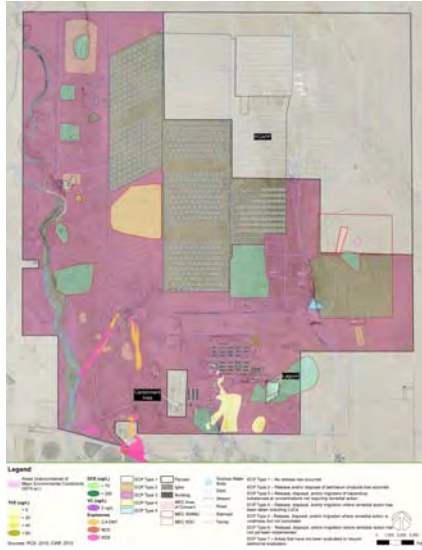


Sl1

Opportunities & Constraints

Opportunities

- Developable Area – unencumbered by physical or environmental constraints
- Access to existing roads, rail and utilities
- Reuse of facilities



Slide 22

Constraints

- Environmental impacts
- Drainage ways & floodplains
- Surface water
- Slopes over 20%
- Site access and egress

Survey Questions

- Press the number / letter that corresponds with the answer you wish to select.
- Change your mind? Just click the right one. Your last push will count.
- You will see results as responders select their answer.

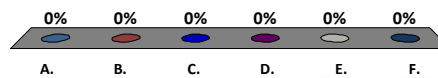


Slide 23

Polling Survey

Please identify where you live?

- A. City of Pueblo
- B. Pueblo County
- C. Pueblo West
- D. Avondale
- E. Boone
- F. Other

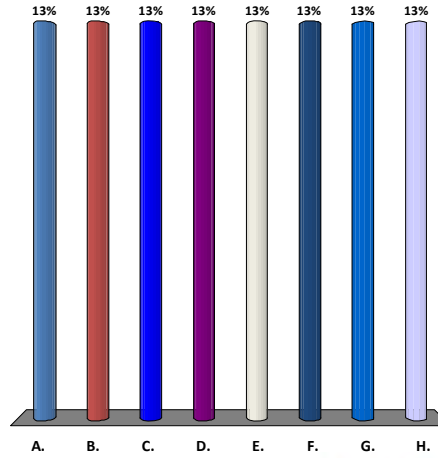


Slide 24

Polling Survey

Where did you hear about this meeting?

- A. Email
- B. Newspaper
- C. Radio
- D. TV
- E. Project Website
- F. PuebloPlex Twitter
- G. PuebloPlex Facebook
- H. Other

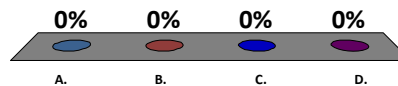


Slide 25

Polling Survey

How familiar are you with the PuebloPlex site and facilities?

- A. Very familiar
- B. Familiar
- C. Somewhat familiar
- D. Not familiar



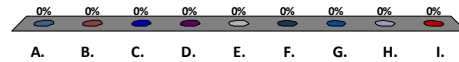
Slide 26

Polling Survey

What are the key advantages for development at PuebloPlex?

(select two)

- A. Existing facilities
- B. Access to rail
- C. I-25 access
- D. Proximity to Transportation Tech Center
- E. Proximity to City of Pueblo
- F. Land cost
- G. Regional labor force
- H. Regional cost of living and quality of life
- I. Other



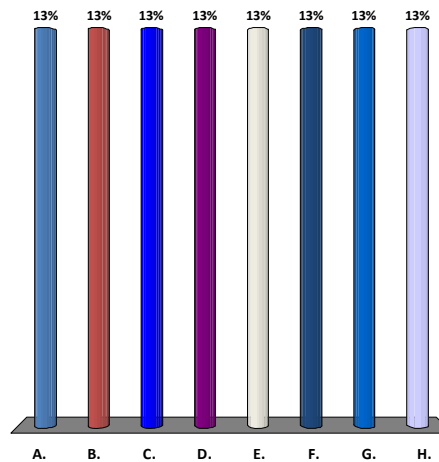
Slide 27

Polling Survey

In terms of potential market sector opportunities, which of the following have the most potential?

(select 3)

- A. Light and heavy industrial development
- B. Warehousing/distribution
- C. Research and development
- D. Manufacturing /distribution
- E. Multi-modal facilities
- F. Bulk exterior storage/materials processing
- G. Alternative energy
- H. Other

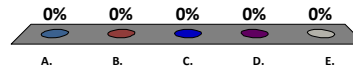


Slide 28

Polling Survey

Do you feel the Pueblo Chemical Agent Destruction Pilot-Plant (PCAPP) is an asset or a liability in terms of redevelopment at PuebloPlex?

- A. Asset
- B. Liability
- C. Neutral
- D. Short term liability/long term asset
- E. Long term liability/short term asset

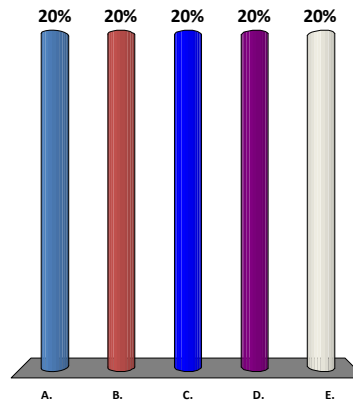


Slide 29

Polling Survey

What is the best way to alleviate negative impressions of the Pueblo Chemical Depot?

- A. Better promotion of positive aspects (site tours, ads, etc.)
- B. Create new businesses on-site
- C. Provide public uses
- D. Wait until the PCAPP mission is complete
- E. Not sure

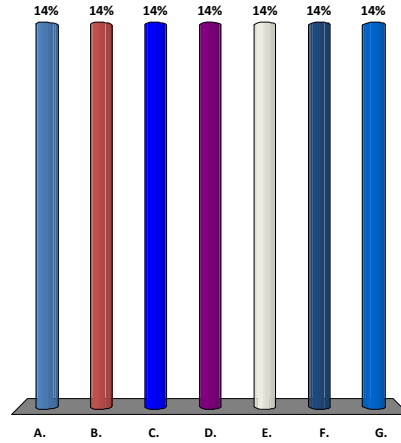


Slide 30

Polling Survey

How would you prioritize the improvements needed to attract businesses and developers? *(Select 2)*

- A. Improve access and roads
- B. Improve water and sewer infrastructure
- C. Provide economic incentives
- D. Clean up environmental hazards
- E. Provide transit to the site
- F. Improve rail system
- G. Other

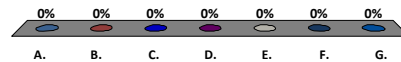


Slide 31

Polling Survey

What is the best method to notify you about future public engagement opportunities?

- A. Email
- B. Newspaper
- C. Radio announcement
- D. Project website
- E. PuebloPlex Facebook
- F. PuebloPlex Twitter
- G. Public access channel



Slide 32

Planning Exercise

Breakout Groups by Table

- **Table Facilitator - Record Group Input for the following items on the Maps:**
 - **Development Opportunities**
 - **Development Constraints**
 - **Potential Uses / Vision for PuebloPlex**
- **Table Facilitator – Present Group Results**



Slide 33

NEXT STEPS

Next Steps

- **Further refinement of analysis**
- **Conduct Market Study**
- **Develop Plan Alternatives**
- **Public Meeting #2- Fall 2015**
 - **Presentation of Plan Alternatives**

Slide 34

You for your interest and participation!



www.puebloplex.com
www.puebloplexredevelopmentplan.com

Slide 35



Public Meeting 1 Questions Recorded

During the presentation, there were a number of questions raised by the public;

- Question: *Is there a requirement to address the Homeless?*

Answer: Yes, as part of the Base Closure process there is a Federal requirement to address the needs of the local agencies that serve the Homeless. PuebloPlex has two requests from Rescue Mission and Cooperative Care to provide a facility.

- Question: *Does the \$700,000 fee to Matrix come from an OEA grant and does any of the grant stay in the local community?*

Answer: Yes, but the total grant was approximately \$1.2M and much of the total grant goes to salaries of the PuebloPlex employees, maintenance, improvements, caretaker costs, and consultant team fees, of which many are local consultants. Much of the grant does come back to the local economy. There will be additional grant applications to OEA. PuebloPlex will receive more grant monies over the next few years regarding environmental cleanup and infrastructure improvements.

- Question: *Are the igloos available to lease?*

Answer: Yes, there are a number of igloos currently being leased and in the future some may be sold.

- Question: *Is it possible to use the existing infrastructure?*

Answer: Yes, since the existing activities on Depot are utilizing the existing utility systems, those systems can be utilized for the initial redevelopment activities. As redevelopment intensifies those existing systems will become overtaxed and will require new systems.

- Question: *Is it possible to lease back facilities to the Army?*

Answer: Yes, there are a number of bases that have leased back facilities to the Army but it is not very common.

- Question: *Are elected/appointed members of the local Councils/Boards involved?*

Answer: Yes, members of the City Council, County Board, PEDCO Board and PuebloPlex Board have been part of the numerous Stakeholder interviews and have been invited to all the public meetings. Their input is essential.

- Question: *Is the ownership of the Depot staying with PuebloPlex?*

Answer: No, it is the intent to sell/lease all the property and get it back on the tax rolls.

- Question: *Is there an opportunity to partner with educational institutions?*

Answer: Yes, in fact the Pueblo Community College is currently working on developing training and recertification programs for manufacturing equipment operators and developing an incubator program for new businesses.

- Question: *What are some examples of successful projects?*

Answer: Newport Chemical Depot Reuse Master Plan is a redevelopment plan for a 6,000 acre Army installation in central Indiana. The project is very similar to PuebloPlex in that there was short term and long term development opportunities identified along with their development costs and projected revenues incorporated into a strategic plan to move the project forward. Today there is an energy plant, major rail car storage facility, and grazing opportunities. There are numerous success stories across the country. Many are associated with more urban located redevelopment efforts such as Lowry Air Force Base in Denver, Fitzsimmons Army base in Aurora, and Stapleton Redevelopment in Denver.

- Question: *Is the Homeless Requirement simply window dressing?*

Answer: No, there are two local agencies who have submitted their request for support/facilities. PuebloPlex is currently working with them to assemble their business plans and move their request forward.

- Question: *Who takes ownership of the property and do we have to take all the property?*

Answer: Ideally PuebloPlex would take ownership of all the property to be able to control redevelopment. An integral part of this redevelopment process is determining what the value of the property is, balanced against the cost of dealing with the problems of the site and cost to prepare the site for development. In some instances the Army has sold off parcels to individuals/business interests. In that case there is no overall control to insure that there is an orderly redevelopment which reduces overall costs.

Public Meeting 1 Interactive Polling Survey Results

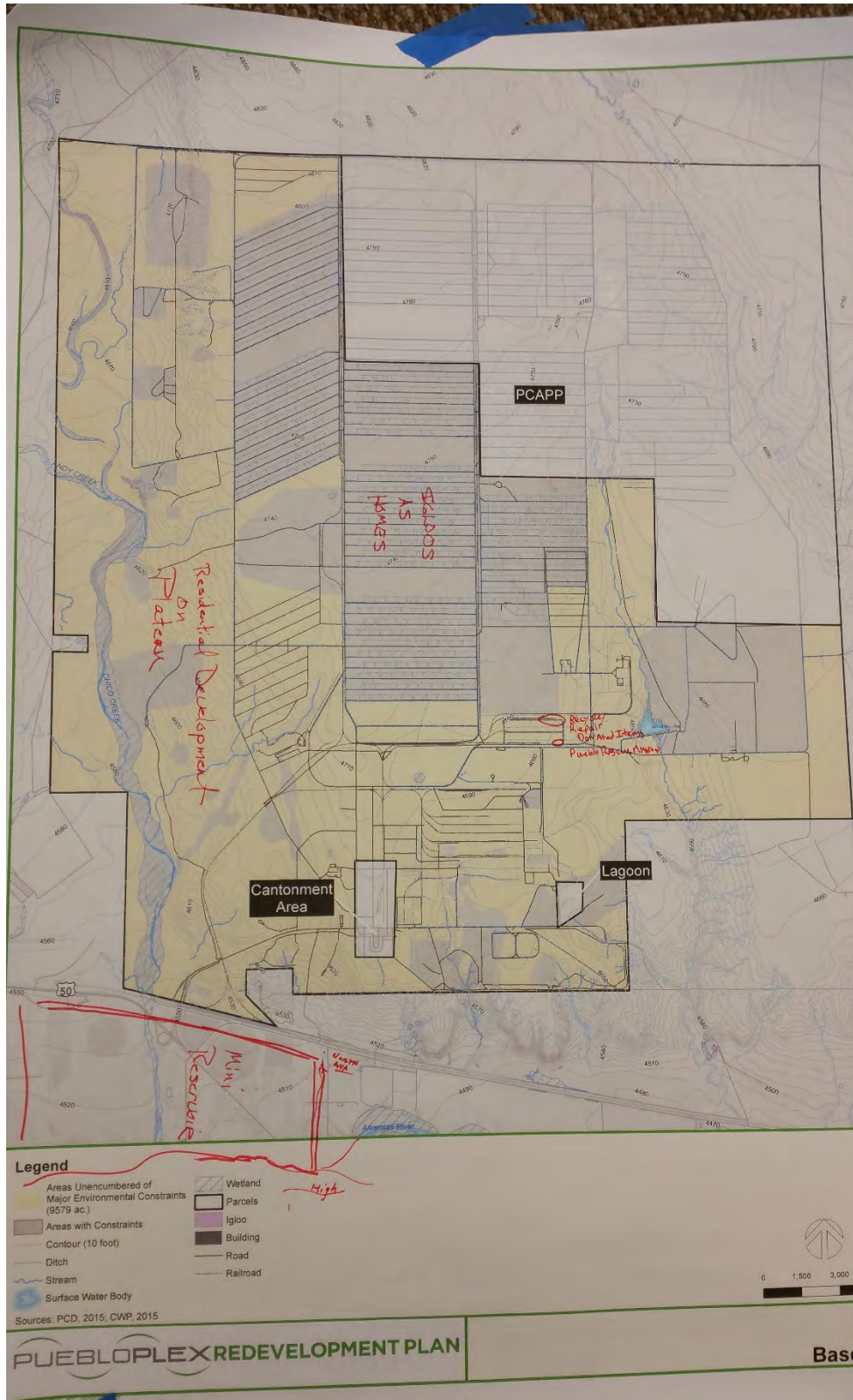
The meeting attendees participated in a live interactive audience polling survey, where attendees were asked questions and responded in real-time using handheld remotes to vote on each question. The survey gauged the public to obtain their understanding of the project and various resources, how they heard about the meeting, and other general information.

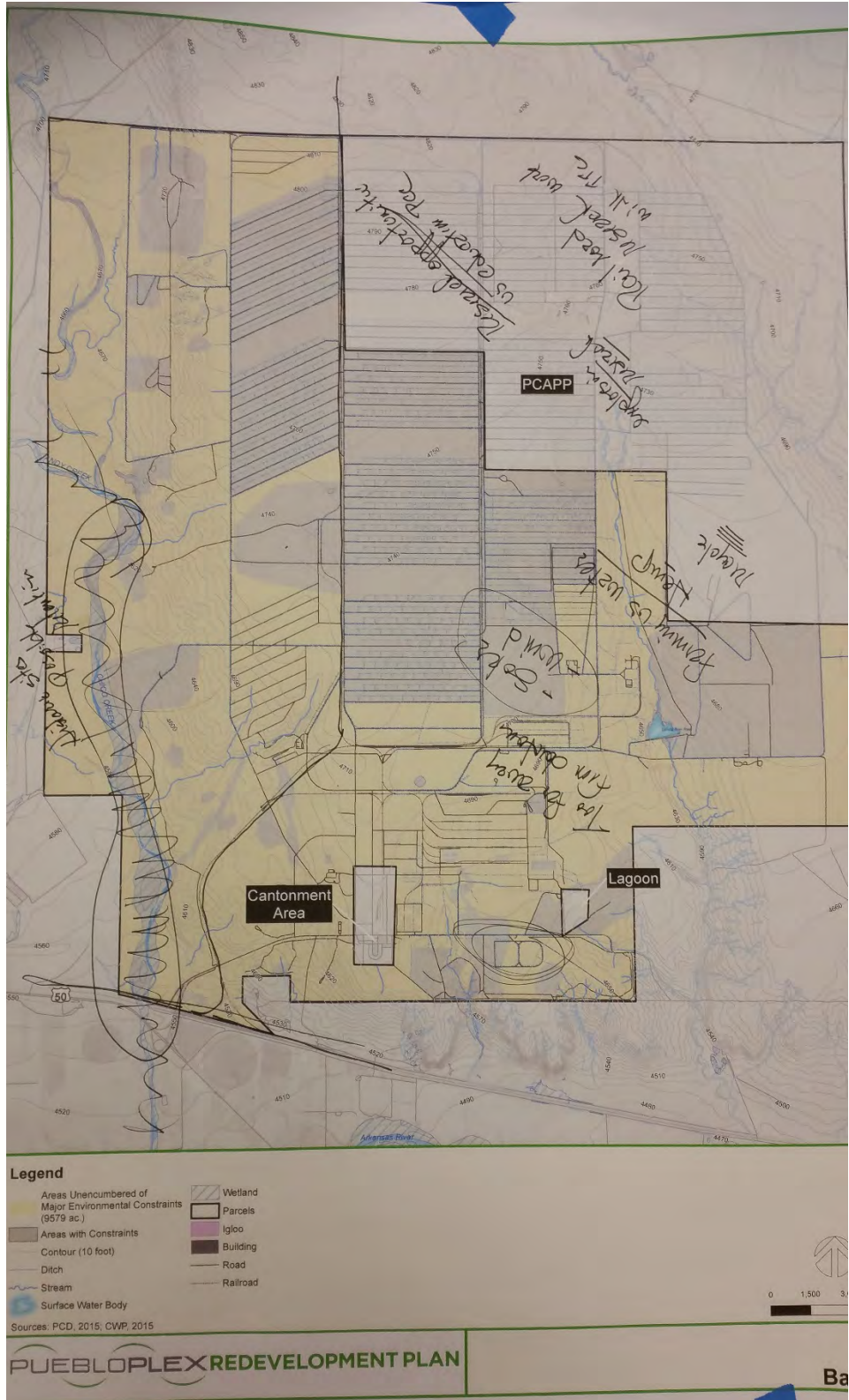
Some of the results from the survey are summarized below.

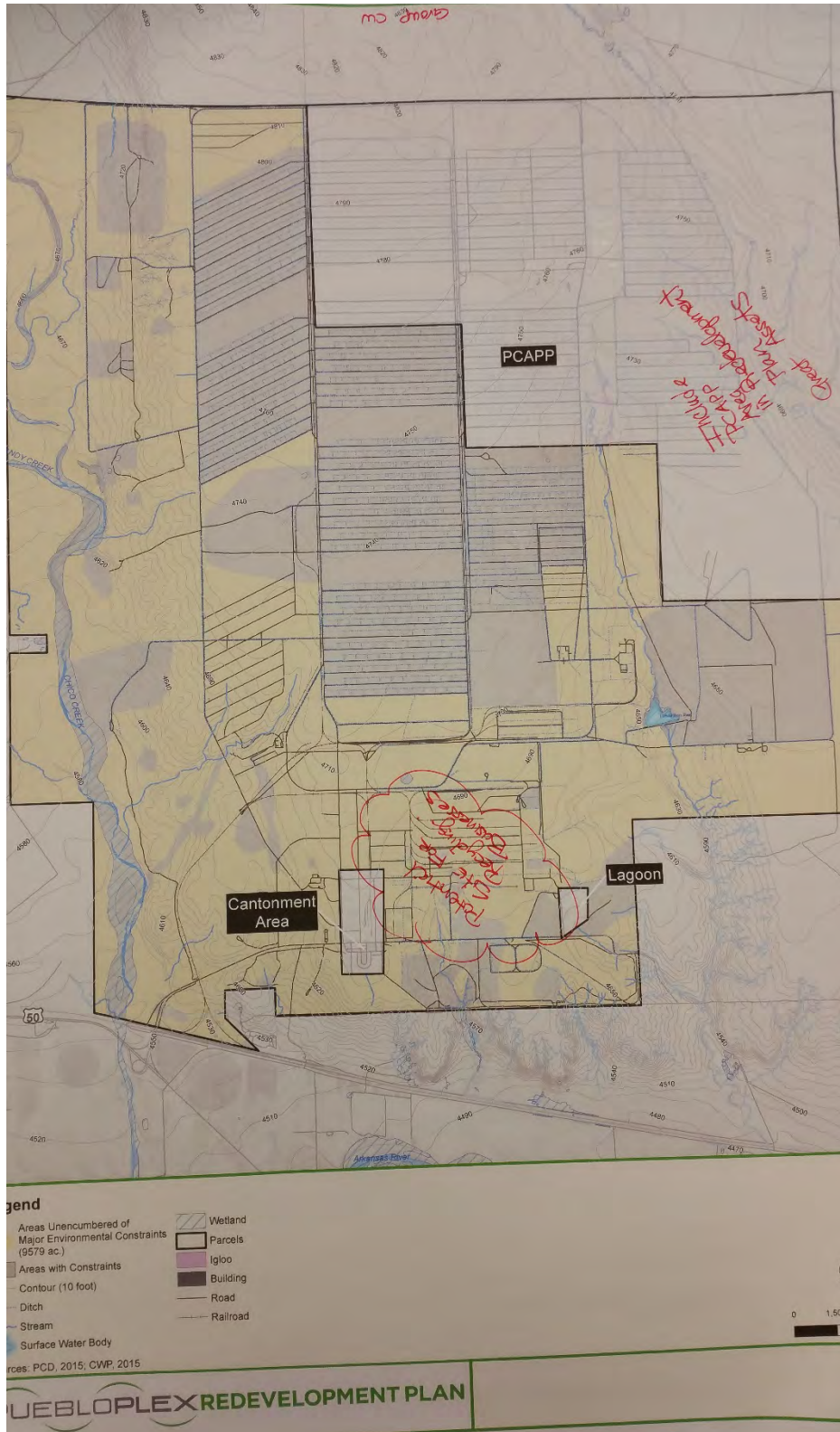
- Where do you live?
 - City of Pueblo- 61%, Pueblo County-19%, the balance in Pueblo West, Avondale, Boone, and other.
- Where did you hear about the meeting?
 - Newspaper-51%, Email-27%, the balance from PuebloPlex Facebook and other.
- How familiar are you with the PuebloPlex site and facilities?
 - Very familiar-37%, somewhat familiar-31%, familiar-25%, and not familiar-7%.
- What are the key advantages for development at PuebloPlex?
 - Access to rail-23%, existing facilities-21%, I-25 access-14%, land cost-13%, proximity to Pueblo-10%, and the balance of regional labor force, cost of living and quality of life, proximity to TTC, and other.
- Which market sectors have the most potential?
 - Warehousing/distribution-24%, alternative energy-19%, light and heavy industrial-18%, manufacturing/distribution-12%, and the balance of research and development, bulk storage/materials processing, multi-modal facilities, and other.
- Do you feel the PCAPP facility is an asset or liability in terms of redevelopment?
 - Short term liability/long term asset-41%, asset-38%, neutral-16%, and liability-5%.
- What is the best way to alleviate negative impressions of the Depot?
 - Create new businesses on-site-44%, better promotions such as ads, tours, others-34%, provide public use-10%, and the balance of waiting until the PCAPP mission is complete and not sure.
- How would you prioritize improvements to attract development?
 - Improve water and sewer infrastructure-31%, improve access and roads-22%, clean up environmental hazards-29%, provide economic incentives-14%, and the balance of improving rail service, providing transit to the site, and other.
- What is the best method to notify you about future engagement opportunities?
 - Email-58%, newspaper-29%, PuebloPlex facebook-8%, and the balance of project website and public access channel.

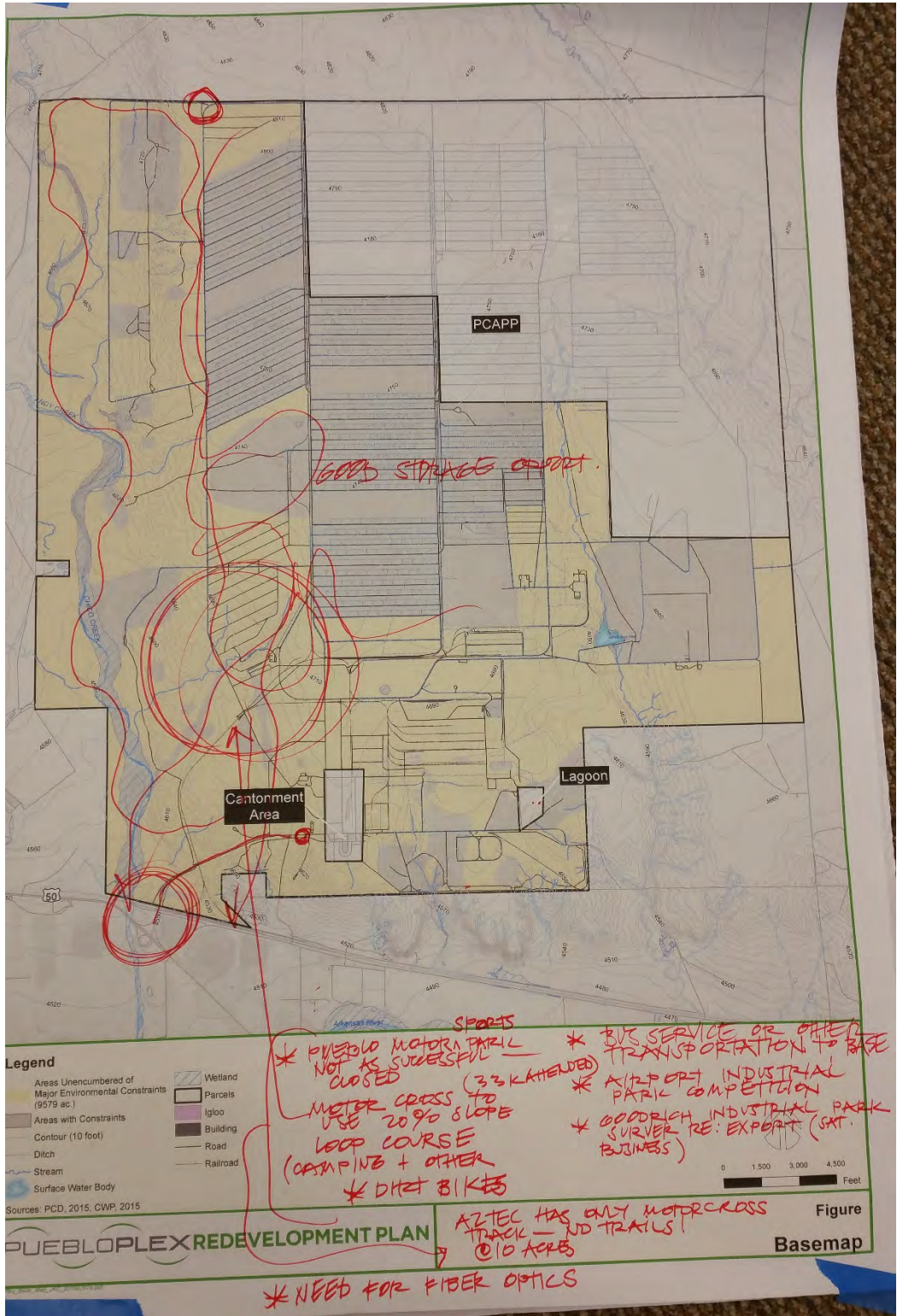
Public Meeting 1 Table Exercise Results

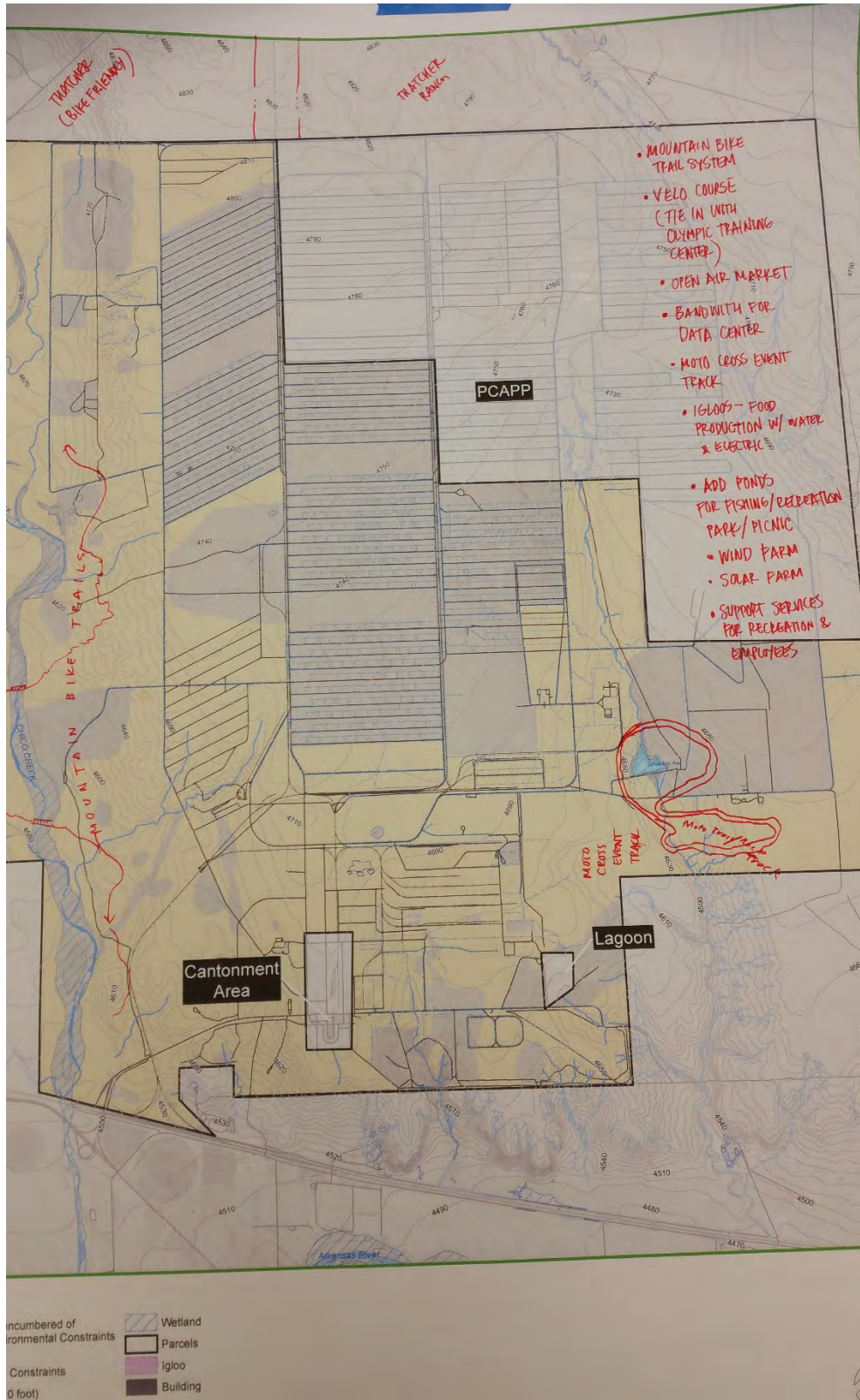












From: Guy Chabot [mailto:chabot.guy@gmail.com]
Sent: Thursday, July 9, 2015 11:59 AM
To: Celeste Werner
Subject: PuebloPlex Redevelopment Plan Public Meeting

Hello Celeste,

I congratulate you and your team on a very successful public meeting #1. It is always a challenge to make an engineering based presentation to a varied lay crowd and get them to understand what you are trying to convey. The team was prepared and for a project of this size the analysis completed so far was excellent. The graphics were clean and clear, although somewhat difficult for an older guy to see from a distance. The hard copies on the back wall helped for those that wanted to take a closer look and the active survey was a great idea.

As a new member of the Pueblo community, moving into town next week, I have much to learn about this area and thought that the opportunity to attend this meeting was a great way to start. Your information, along with the future meetings, will allow me to gain not only an insight into the workings of the Pueblo community but provide me with valuable technical data. It will also let me to see where the community wants to take the city in the future.

Our table discussion was the highlight of the night and the free flow of ideas was very interesting to say the least. I am concerned with the one comment about, "Pueblo is a blue collar city and it will always be a blue collar city". I have learned that a narrow focused comment like this doesn't help to promote the diversity that every city needs to grow and prosper. My hope is that future presentations will promote the advantages of diversity (people, places and things), and the many unexpected benefits it brings. Pueblo is a small city with huge potential.

Thanks again for a pleasant evening and I look forward to meeting with you in the future.

Guy Chabot, AIA

From: "Kevin Niles" <niles.kevinw@gmail.com>
Date: July 15, 2015 at 12:38:04 PM MDT
To: <rdesalvo@puebloplex.com>
Subject: Pueblo Army Depot

July 15, 2015

Mr. Russell DeSalvo III
President & CEO of PuebloPlex
rdesalvo@puebloplex.com

Mr. DeSalvo;

I am writing to provide you more detail about the Arkansas Groundwater Users' Association (AGUA) and our interest in and potential plans for approximately 365 acres of property located on the southwest corner of the Pueblo Army Depot.

AGUA is a non-profit, member owned, well augmentation group formed by farmers in the Arkansas River basin in the mid-1990's. Our mission is to help our members comply with state rules governing the use of wells in the basin. To do that we use surface water rights that we own or lease to replace depletions to the river caused by our members' well pumping.

One of the preferred ways to replace depletions is through the use of recharge ponds. A recharge pond is a reservoir designed to allow water put into it to percolate back into the aquifer below. Through this process our members are able to pump year round even though our physical supply of surface water may only be available for 2-3 months in the summer. Recharge ponds also allow you to store water in wet times to be used in drier times like the drought we are currently experiencing. AGUA currently owns and operates 3 recharge ponds just south and west of the Army Depot property. They are an important part of our augmentation plan but are limited in size and volume.

Acquiring the 365 acres of Army Depot land would allow us to increase both our recharge capacity and the quality of recharge. This would provide great benefit to farmers in Pueblo County our members' farms east of there.

Our initial plan for the Army property would be to build a 30 acre recharge pond on the southern end of the parcel with additional ponds added as there is a need for them. If operated like our other ponds the new pond(s) would have water in them from March-November. This pattern lends itself to dual use of the site for grazing or wildlife habitat. I would be happy to provide more technical details regarding the design and our multi-use nature of the project at your convenience.

Please don't hesitate to contact me with additional questions.

Sincerely,

Kevin W. Niles

General Manager
Arkansas Groundwater Users Association
Pueblo Colorado
Main: (719) 948-2150
Cell: (719) 281-0809

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Public Meeting 2



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Public Meeting 2 Media Release



08.19.2015 Media Release

Contact: Michael J. Clarkson, Analyst and Project Manager
719 947-3770 mclarkson@puebloplex.com

PuebloPlex Redevelopment Plan Public Meeting #2

Pueblo, CO: The second Public Meetings for the PuebloPlex Redevelopment Plan are scheduled for Wednesday, September 9th at the Pueblo Convention Center, Grand Hall C-West, 320 Central Main Street in Pueblo from 6:00 p.m. until 8:00 p.m. and Thursday, September 10th at the McHarg Park Community Center Gym, 405 2nd Street in Avondale from 7:00 p.m. to 9:00 p.m. The host for the public meetings, PuebloPlex, will be joined by their consultant, Matrix Design Group, who will be presenting an overview of existing conditions, development suitability, and economic and market opportunities. The public is invited to attend either of the meetings to assist and provide input in the development of three preliminary development alternatives for the PuebloPlex Redevelopment Plan.

One of the most critical elements of the PuebloPlex Redevelopment Plan is a public involvement program that builds consensus and obtains buy-in and support for implementation efforts from those who live, work, own property in or otherwise enjoy the areas surrounding PuebloPlex.

This comprehensive and cooperative planning effort will provide a framework for future development of the nearly 16,000 acres, formally the Pueblo Chemical Depot. To stay up to date on the status of the PuebloPlex Redevelopment Plan please visit the project website at www.PuebloPlexRedevelopmentPlan.com.

Everyone is invited to provide input on the planning process and help craft the vision for the development. This public meeting will provide a collaborative experience where citizens can work with the planning team in the creation of the redevelopment plan.



Puebloans come together to support PuebloPlex.

The previous public meeting conducted July 8, 2015 reflected the community's enthusiasm, interest and knowledge of the PuebloPlex redevelopment.

Approximately 70 members of the community came together to share their ideas, visions and opportunities for future development of the site. Coupled with the continued Pueblo leadership support for the PuebloPlex Redevelopment Plan, this next set of meetings will provide opportunities for public engagement and ensure community collaboration continues to be a key element of the Plan development.



Public Meeting 2 Newspaper Advertisement

PUBLIC MEETING #2: *Your input is important!*

PUEBLOPLEX | **REDEVELOPMENT PLAN**
FOUNDATION FOR THE FUTURE



**You Are Invited to Attend the Next
PuebloPlex Redevelopment Plan Public Meeting!**

<p>PUEBLO: September 9, 2015 6:00-8:00 pm Pueblo Convention Center Grand Hall C-West 320 Central Main Street Pueblo, CO 81003</p>	<p>AVONDALE: September 10, 2015 7:00-9:00 pm McHarg Park Community Center Gym 405 2nd Street Avondale, CO 81022</p>
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Choose the Location Most Convenient for You...

At both meetings the host, PuebloPlex, will be joined by their consultant, Matrix Design Group, who will be presenting an overview of existing conditions, development suitability, and economic and market opportunities. The public is invited to assist and provide input in the development of three preliminary development alternatives for the PuebloPlex Redevelopment Plan.

This comprehensive and cooperative planning effort will provide a framework for future development of nearly 16,000 acres at the Pueblo Chemical Depot. Everyone is invited to provide input on the planning process and help craft the vision for the development.

For More Information, Michael J. Clarkson, Analyst and Project Manager
Contact: 719-947-3770 mclarkson@puebloplex.com

www.PuebloPlexRedevelopmentPlan.com

Public Meeting 2 Flyer

PUBLIC MEETING #1: *Your input is important!*

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*For More Information, Michael J. Clarkson, Analyst and Project Manager
Contact: 719-947-3770 mclarkson@puebloplex.com*

www.PuebloPlexRedevelopmentPlan.com

**Pueblo session viewable at: <https://youtu.be/zjAIZmRsXEQ>
Avondale session viewable at: <https://youtu.be/TDSiRe1Ao2o>**

Public Meeting 2 - Pueblo Post Card

PUBLIC MEETING #2: *Your input is important!*

PUEBLOPLEX | **REDEVELOPMENT PLAN**
FOUNDATION FOR THE FUTURE

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**PuebloPlex Redevelopment &
Homeless Submission Plan**

*Public Meeting #2
September 9 & 10, 2015*



Meeting Agenda

- Introductions
- Project Overview
- Homeless Assistance Submission
- Market Study Analysis
- Development Suitability
- Preliminary Land Use Alternatives
- Group Table Exercise

Slide 2

Background

- 1942 The Army's Pueblo Chemical Depot was established
 - Was one of nine Army installations for storage of chemical weapons housing eight percent of the nations original chemical weapons stockpile.
- 1988 Pueblo Chemical Depot was realigned by Congress as part of the first Base Realignment and Closure Act (BRAC)
- 1994 Pueblo Depot Activity Development Authority (PDADA) was created by the Colorado legislature
- 1995 Federal Govt. formally recognized the PDADA as the Local Redevelopment Authority (LRA) for the Depot
 - The Authority was rebranded **PuebloPlex** and is marketing the Depot for reuse.
- 2013 The Army formally declared 15,847 acres as surplus property

Slide 3

What is the PuebloPlex Redevelopment Plan?

- A Plan to redevelop the former Pueblo Chemical Depot
- A Plan that will:
 - Treat this as a Start-Up Business and not a base closure
 - Determine the highest and best land uses for the property
 - Maximize opportunities for economic development
 - Create jobs for the Pueblo community
 - Provide an Implementation Strategy for long-term success that is
 - Phased
 - Market-based
 - Fiscally realistic

Slide 4

Where is the Project Located?

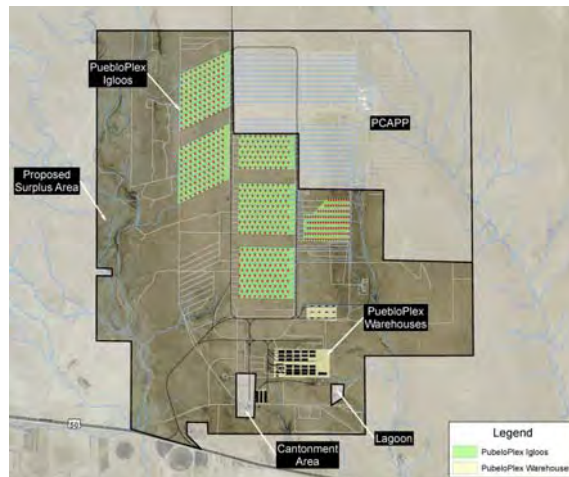


Slide 5

PuebloPlex Existing Assets

PuebloPlex Assets

- 15,848 acres
- 125+ habitable structures
- 620 Storage Igloos
- 3.1M+ SF of Facilities
- 137 miles of Paved Roadways
- 39 miles of on Site Rail
- 60 Solid Waste Management Units



Slide 6

Why is this Project Important?

- **PuebloPlex has the opportunity to....**
 - Be one of the largest redevelopment opportunities in the US
 - Attract world – wide investments to this region
 - Create jobs for the Pueblo community
 - Provide the basis to attract and retain talent and skills within your community
 - Be a catalyst for new economic development within the Pueblo Region
 - Increase the tax base for the community
 - Improve unemployment rate

Slide 7

Your Input is Important....Public Involvement

- Project Website
 - www.PuebloPlexRedevelopmentPlan.com
 - www.PuebloPlex.com
- Social Media
 - PuebloPlex Twitter
 - PuebloPlex Facebook
- 3 Public Meetings
- Project Fact Sheets



Slide 8



What is the Project Schedule ?

12 Month Planning Process Schedule

- Data Collection & Analysis – April 2015 (Completed)
- Develop Land Use Alternatives - Fall 2015 (In-Progress)
- Homeless Submission – (In Progress)
- Final Master Plan – First Quarter of 2016
- Implementation Strategy – (Starts after Final Plan)

Slide 9

HOMELESS ASSISTANCE SUBMISSION

Slide 10

Notification of Interest

Three Notification requests received:

- Homeless Assistance and Continuum of Care Organization
 - Pueblo Rescue Mission
 - Pueblo Cooperative Care
- Public Benefit Conveyance Requests
 - Joint Law Enforcement submission from:
 - Pueblo Police Department
 - Pueblo County Sheriff's Office
 - Colorado State Patrol

Slide 11

Homeless Assistance Submission

Pueblo Rescue Mission

- Laundry facilities
- Bicycle repair shop
- Donation processing facility
- Hydroponic gardening

Pueblo Cooperative Care

- Igloo storage

Joint Law Enforcement Partners

- Vehicular driving track
- 10-acre bomb squad training
- Rifle / pistol, tactical, tubular assault ranges
- Live fire shoot house
- Classroom facilities
- Igloo storage

Slide 12

OVERVIEW OF MARKET CONDITIONS

Slide 13

Population

Population	Pueblo County	State of Colorado
2020 Projection	168,787	5,721,105
2015 Estimate	163,104	5,380,981
2010 Census	159,063	5,029,196
2000 Census	141,470	4,301,251
Growth 2015 - 2020	3.48%	6.32%
Growth 2010 - 2015	2.54%	6.99%
Growth 2000 - 2010	12.44%	16.92%

Source: Nielsen, 2015

- County's current population estimated at 163,104
- Growing at a slower rate than the State
- Growth rate expected to increase through 2020

Slide 14

Age Cohorts

Age Stratification	Pueblo County	Pueblo County	State of Colorado	State of Colorado
Age 16 and over	129,440	79.4%	4,255,973	79.1%
Age 18 and over	124,861	76.6%	4,114,084	76.5%
Age 21 and over	117,968	72.3%	3,888,995	72.3%
Age 65 and over	27,811	17.1%	693,514	12.9%
2015 Est. Median Age	39.0		37.0	
2015 Est. Average Age	39.7		37.9	
Source: Nielsen, 2015				

- County population is older than the State as a whole
- County population over 65 years is 5 percent higher than State
- County median age two years older than State

Slide 15

Race and Ethnicity

- Pueblo County has a more diverse population base
 - 21.5% non-white vs. 19.6% for the State
- Pueblo has a substantially higher concentration of residents that are identified as Hispanic or Latino
 - 42.8% Hispanic / Latino vs. 21.4% for the State
 - Pueblo's concentration is twice that of the State

Slide 16

Income Levels

- Low end of income spectrum:
 - More than 28% of Pueblo County households have income of less than \$25,000, while the State of Colorado has less than 20% of households in this income range.
- High income households:
 - 13.7% of Pueblo County households earn more than \$100,000, according to Nielsen. This is substantially lower than the 26.3% of households in the State with income of more than \$100,000.

Slide 17

Force, Employment and Unemployment

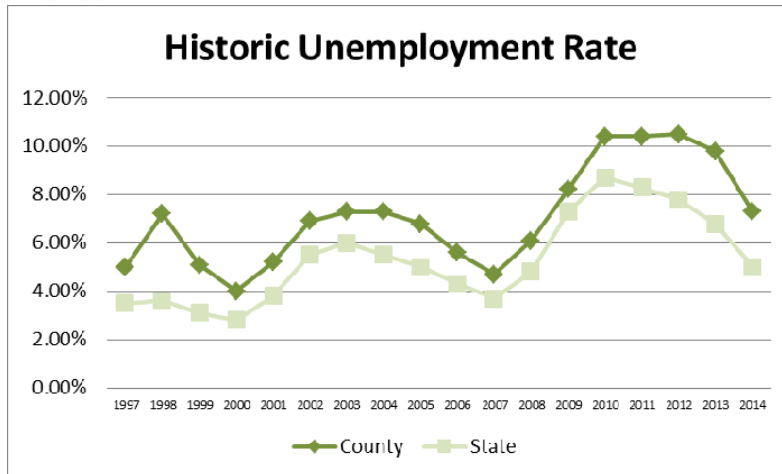
- Estimated 5,358 unemployed in Pueblo County in 2014
- Unemployment rate of 7.3%
- State unemployment lower at 5.1%
- Pueblo County has historically had higher unemployment than the State

Employment and Labor Force Trends in Pueblo County	Labor Force	Employed	Unemployed	Rate
2010	74,396	66,667	7,729	10.4%
2011	75,041	67,225	7,816	10.4%
2012	74,427	66,590	7,837	10.5%
2013	73,641	66,448	7,193	9.8%
2014	73,037	67,679	5,358	7.3%
Change, 2010 - 2014	-1,359	1,012	-2,371	-3.1%
Employment and Labor Force Trends in Colorado	Labor Force	Employed	Unemployed	Rate
2010	2,724,417	2,486,404	238,013	8.7%
2011	2,734,416	2,507,786	226,630	8.3%
2012	2,757,126	2,542,510	214,616	7.8%
2013	2,779,631	2,590,608	189,023	6.8%
2014	2,817,334	2,675,947	141,387	5.0%
Change, 2010 - 2014	92,917	189,543	-96,626	-3.7%

Source: Bureau of Labor Statistics, 2015

Slide 18

Historic Unemployment



Slide 19

Establishments and Wages

Establishments and Wages in Pueblo County	2008	2013	Change	% Change
Total Establishments	3,277	3,036	-241	-7.4%
Total Employment	47,865	46,754	-1,111	-2.3%
Average Wage	\$ 30,337	\$ 36,026	5,689	18.8%
Health Care/Social Assistance Employment	11,340	12,228	888	7.8%
Retail Trade Employment	8,173	8,013	-160	-2.0%
Accommodation and Food Service Employment	5,836	5,565	-271	-4.6%
Manufacturing Employment	4,255	4,248	-7	-0.2%
Healthcare/Social Assistance Average Wage	\$ 36,173	\$ 41,867	5,694	15.7%
Retail Trade Average Wage	\$ 23,609	\$ 24,438	829	3.5%
Accommodation and Food Service Average Wage	\$ 11,345	\$ 12,782	1,437	12.7%
Manufacturing Average Wage	\$ 47,080	\$ 55,481	8,401	17.8%

Source: County Business Patterns, 2008 and 2013

Slide 20

Comparison to Average County Wage -2013

2013 Average Wage by Sector as a Percentage of County Average Wage	Average Wage	% of County
Total for all sectors	\$ 36,026	100.0%
Agriculture, forestry, fishing and hunting	\$ 14,143	39.3%
Mining, quarrying, and oil and gas extraction	N/A	N/A
Utilities	N/A	N/A
Construction	\$ 45,572	126.5%
Manufacturing	\$ 55,481	154.0%
Wholesale trade	\$ 43,308	120.2%
Retail trade	\$ 24,438	67.8%
Transportation and warehousing	\$ 40,113	111.3%
Information	\$ 39,277	109.0%
Finance and insurance	\$ 40,766	113.2%
Real estate and rental and leasing	\$ 35,151	97.6%
Professional, scientific, and technical services	\$ 84,541	234.7%
Management of companies and enterprises	\$ 58,000	161.0%
Administrative and support and waste management and remediation services	\$ 23,093	64.1%
Educational services	\$ 31,065	86.2%
Health care and social assistance	\$ 41,867	116.2%
Arts, entertainment, and recreation	\$ 27,721	76.9%
Accommodation and food services	\$ 12,782	35.5%
Other services (except public administration)	\$ 21,320	59.2%
Industries not classified	N/A	N/A

Slide 21

Source: County Business Patterns

Recent Economic Development Successes

- Rocla - concrete railroad ties
- pewag USA – tire chains
- United Technologies expansion – aircraft braking systems
- Westwind Wood Specialties
- United Launch Alliance – propulsion system, Vulcan rocket
- Expansion of Big R corporate headquarters
- Comanche Solar

Slide 22

Competing Industrial Sites

- St. Charles Industrial Park – More than 1,000 acres
- Minnequa Industrial Park – More than 4,700 acres
- Airport Industrial Park – Limited number of lots available
- Pueblo Springs Ranch – Proposed major mixed-use development which is expected to include competing office and industrial properties
 - All are located closer to the City of Pueblo and I-25 than PuebloPlex.
 - All existing parks have available infrastructure

Slide 23

Real Estate Values

- Land at existing industrial parks ranges from \$40,000 per acre at Minnequa to \$32,000 at the Airport Industrial Park to \$16,000 per acre at St. Charles
- Most developable land in the region (non-highway) is in the range of \$1,000 to \$6,000 per acre
 - Commercial/retail parcels are much more expensive (up to \$150,000 per acre), land for marijuana grow operations being marketed at \$43,560 per acre
- Office buildings lease in the range of \$8 to \$14 per SF
- Warehouse and distribution facilities in the range of \$4 to \$7 per SF

Slide 24

Regulatory Factor

- Property is zoned as S-1 (Public Use District)
 - Goal is to retain and provide land for public uses
 - Emergency facilities are allowed by right
 - All other uses require review
- Property is likely to require rezoning after reuse plan is finalized

Slide 25

Economic Growth Estimates

- CDLA projects growth in Traditional Industrial Basic Jobs in Pueblo County of 1,300 by 2040
 - This equates to 52 new jobs per year
- Total employment is projected to increase by 31,000 in Pueblo County through 2040
 - Almost 1,250 net new jobs annually
 - Includes jobs from all sectors
 - Not all jobs are realistic for the PuebloPlex property
- PuebloPlex has the ability to support “one-of-a-kind” opportunities from an economic development perspective

Slide 26

Market Sectors

Agricultural / Research and Development Uses

- Farming and grazing uses are significant in the County. There are 895,000 acres dedicated to farming.
- Marijuana / Hemp
 - Increase in grow operations since legalization
 - Multiple large grow house operations under development or in permitting
 - Water demand is a concern

Manufacturing Uses

- Pueblo County has an experienced, well trained workforce supporting its manufacturing sector.
- Pueblo County has 9.9 percent of workforce in manufacturing – 4.5 percent higher than the State manufacturing workforce.
- Concentration of manufacturers in rail-related industries, and steel/metal fabrication.

Slide 27

Market Sectors

Solar Energy

- 2011 NREL Study – solar not cost competitive at PuebloPlex, even with \$0 land cost.
- Cost for solar panels fallen since 2011, making local solar projects practical – 900-acre Comanche Solar project, and a second project in permitting.

Wind Energy

- Pueblo County generally has wind speeds of 10 to 12 MPH at 80 meters.
- Typical project requires 50 acres per megawatt, or 500 acres for 10 megawatts.
- Only 20% is dedicated to towers – remainder can be used for grazing or other uses. Major DOE Wind Research facility in Boulder.

Slide 28

Market Sectors

Waste-to-Energy (WTE)

- WTE plants create electricity and steam through incineration of municipal solid waste (MSW).
- Rail at PuebloPlex could facilitate the “import” of MSW to supply an onsite WTE plant.
- Related operations, such as a major recycling operation, a construction/demolition landfill, or a hazardous waste landfill could also be collocated with a WTE plant.

Healthcare and Social Services Sector

- The largest sector in the Pueblo County economy, representing almost one-quarter of all employment . Grew by 7.8% between 2008 and 2013, despite the economic downturn.

Institutional Uses

- Broad category which can include education, government facilities (local, county, State, Federal), law enforcement, training centers and other special-use facilities.

Slide 29

The Art of the Possible

- Redeveloping a site as large as PuebloPlex is likely to require attraction of new users to the region
- Many other former military bases benefitted from large “anchor” tenants
 - Seneca Army Depot – Correctional facility and \$20 MM WWTP
 - Fort Devens – Federal Correctional Medical Center and Pharmaceutical Campus
 - Fort Ord – California State University Campus
 - Williams Air Force Base – ASU Tech Campus
 - Pease AFB – U.S. Visa & Passport Center
- Need to be prepared for large scale opportunities while continuing to pursue small-scale users

Slide 30

DEVELOPMENT SUITABILITY

Slide 31

Development Factors

Development suitability is based on many factors:

- Market Conditions / Marketability
- Condition of Existing Facilities
 - Mostly fair to poor condition
- Condition of Existing Infrastructure / Utilities
 - Majority are in poor condition
- Water Availability
- Site and Regional Transportation
 - Roads are in poor condition
 - Main rail line in good condition
 - Rail spurs in poor condition
 - Require Interchange upgrade at US50 and PuebloPlex
- Site Natural Constraints
- Site Environmental Constraints

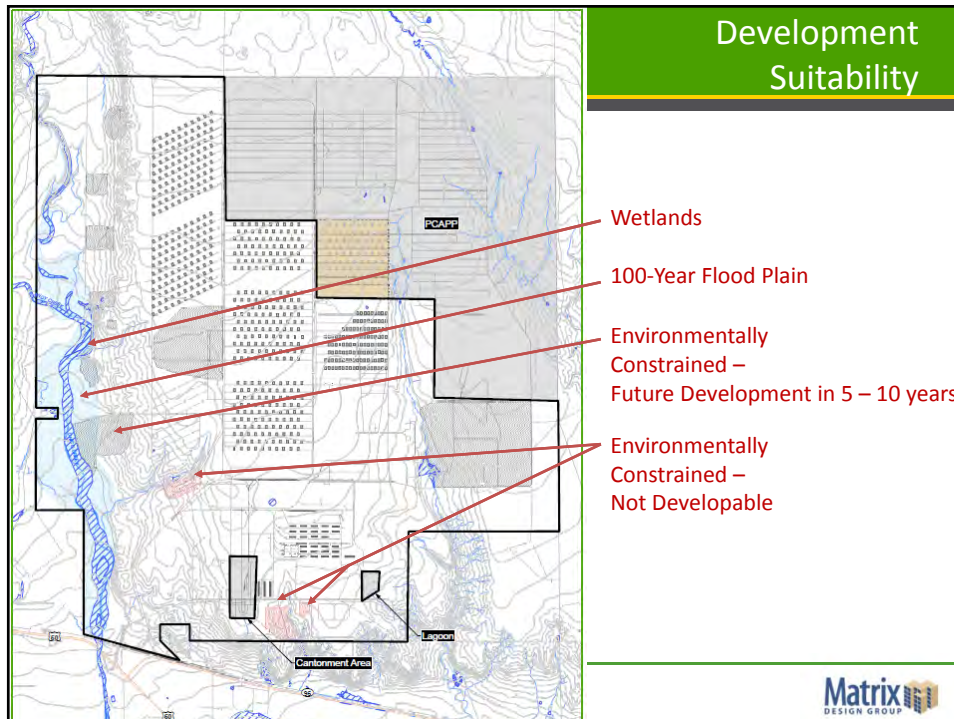
Slide 32

Development Suitability

Environmental (Man-Made) Constraints

- Areas of Concern include **Solid Waste Management Units (SWMUs)**
- 60 SWMUs at PuebloPlex categorized into 7 types ranging from areas with no environmental history to areas where hazardous materials have occurred but remediation activities have not been conducted
 - 5 SWMUs require little or no remediation
 - 19 SWMUs have been remediated and require no further action at this time
 - 27 SWMUs require some remediation
 - 9 SWMUs have restrictions that impact development and require extensive remediation

Slide 33



PRELIMINARY LAND USE ALTERNATIVES

Slide 35

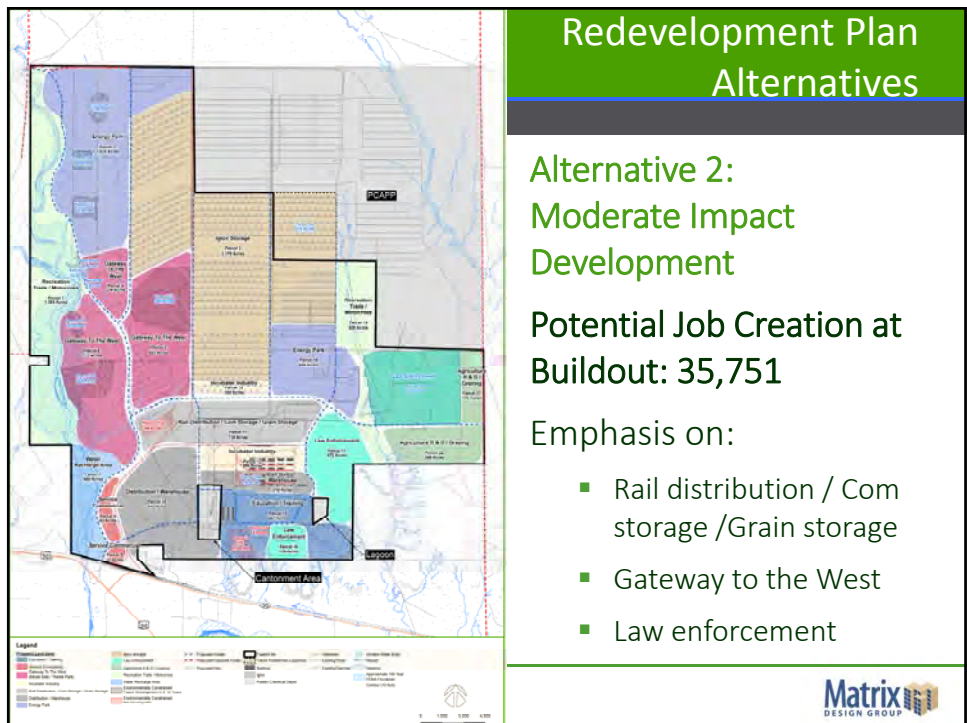
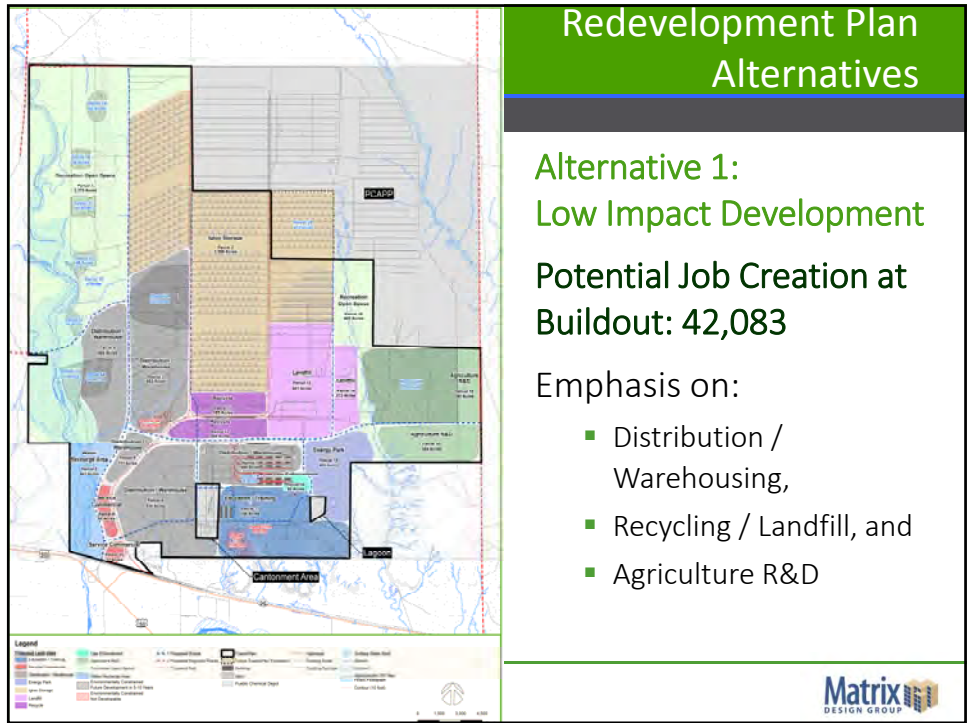
Preliminary Alternatives Development

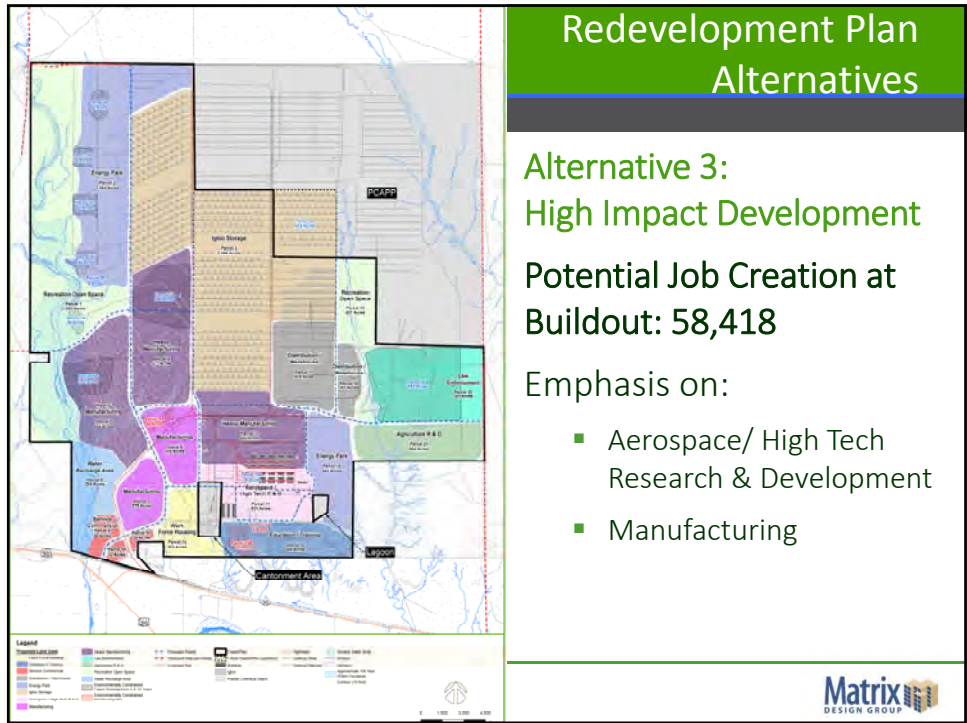
Three Preliminary Land Use Alternatives developed based on evaluation of:

- Market conditions / trends and economic conditions
- Regional business competition
- Existing conditions based on engineering, planning, and environmental assessments
- Site constraints (Natural and Environmental)

Preliminary Alternatives reflect input received to date from Focus Group members, stakeholders, and the public.

Slide 36





Alternatives Comparison

	Alternative 1	Alternative 2	Alternative 3
Jobs at Buildout	42,083	35,751	58,418
Potable Water	Best alternative for potable water given potentially lower water usage, requires less augmentation water Requires water system expansion - Distribution / Warehouse demand - Largest portion of Ag - Limited existing infrastructure in west	Requires high level of expansion to water systems - Gateway to West Demand - Limited existing infrastructure in west	Requires the highest level of expansion to water systems - Manufacturing demand - Limited existing infrastructure in west
Wastewater	All three alternatives will require an upgraded sanitary system	All three alternatives will require an upgraded sanitary system	All three alternatives will require an upgraded sanitary system
Utilities	Requires high level of expansion of electrical system - Land on west side of site, lacks electrical infrastructure - Distribution / Warehouse demand	Requires the least amount of electrical infrastructure expansion - Most areas with demand (rail distribution / warehouse) are in areas with existing electrical infrastructure	Requires high level of expansion of electrical system - Land on west side of site, lacks electrical infrastructure - Manufacturing demand
Transportation	Internal roadway needs to be rebuilt due to age and lack of maintenance	Internal roadway needs to be rebuilt due to age and lac of maintenance Track replacement is necessary for some rail segments	Internal roadway needs to be rebuilt due to age and lack of maintenance
Environmental	Eastern & Western sides of the Depot have numerous sites that will need remediation. Impacted areas of use include: Open Space, Distribution / Warehouse, Education / Training, and Agriculture Research & Development	Eastern & Western sides of the Depot have numerous sites that will need remediation. Impacted areas of use include: energy park, Gateway to West, education / training, rail distribution, and law enforcement	Eastern & Western sides of the Depot have numerous sites that will need remediation. Impacted areas of use include: energy park, open space, education / training, manufacturing, and law enforcement

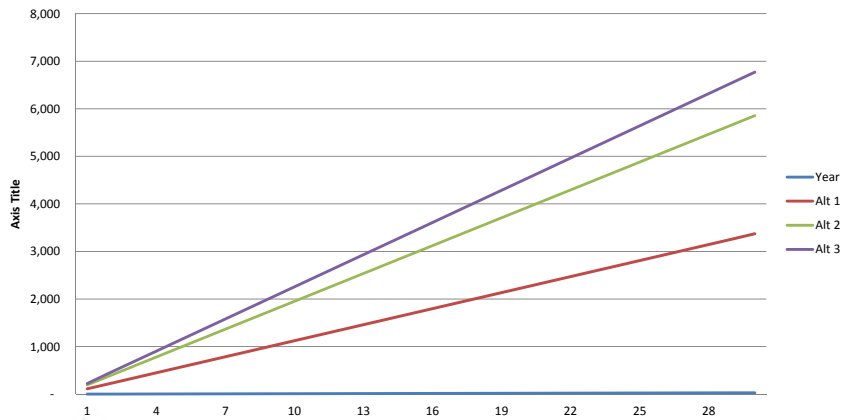
Job Creation at PuebloPlex

	ALT 1	ALT 2	ALT 3	Absorption	ALT 1	ALT 2	ALT 3
	Acres	Acres	Acres		Jobs	Jobs	Jobs
Ag (R & D)	550	536	502	All or Nothing	6	5	5
Rec Open Space	4,138	-	2,456	All or Nothing	41	-	25
ED / Training	1,301	663	461	3 to 5 acres per year, unless a major institution relocates to the site	14,168	7,220	5,020
Service Commercial	100	115	150	3 to 5 acres per year	1,452	1,670	2,178
Dist. / Warehouse	3,004	1,076	746	3 to 10 acres per year	26,171	9,374	6,499
Storage	3,288	3,179	3,288	25 to 40 units per year	7	6	7
Landfill	1,014	-	-	All or Nothing	169	-	-
Recycle	387	-	1,909	All or Nothing	65	-	318
Energy Park	400	2,319	436	All or Nothing	4	23	4
Law Enforcement	50	1,360	904	All or Nothing	1	23	15
Work Force Housing	-	-	272	Minimal job generation impacts	-	-	0
Rec Trails / Motocross	-	1,928	-	All or Nothing	-	10	-
Gateway to West	-	2,086	-	10 to 20 acres per year, if you can identify a user for the planned land uses	-	13,630	-
Rail Dist. / Com. Storage / Grain Storage	-	784	-	10 to 20 acres per year	-	1,366	-
Aerospace / High Tech R & D	-	-	549	3 to 5 acres per year	-	-	4,783
Manufacturing	-	-	641	4 to 7 acres per year	-	-	6,980
Heavy Manufacturing	-	-	2,560	4 to 7 acres per year	-	-	27,878
Incubator Space for New Industry	-	371	720	Highly speculative without a source of subsidy	-	2,424	4,704
Total	14,232	14,417	15,594		42,083	35,751	58,418

Slide 41

Alternative Comparison

Comparison of 30 Year Job Creation Estimates



Slide 42

TABLE GROUP EXERCISE

Slide 43

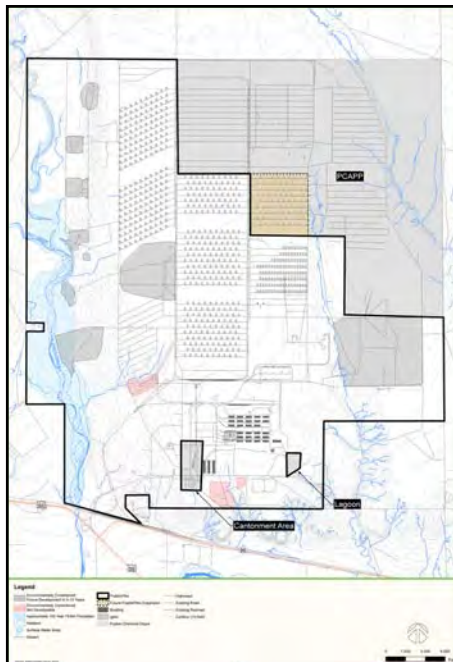


Table Group Exercise

- **Table Facilitators**
- **Purpose of Exercise:**
Develop Preferred Land Use Plan
- 1. **Identify:**
Group Presenter
- 2. **Discuss:**
Land Use Alternatives 1 – 3
- 3. **Develop:**
Preferred Land Use Plan on Base Map
- 4. **Present Group Plans**

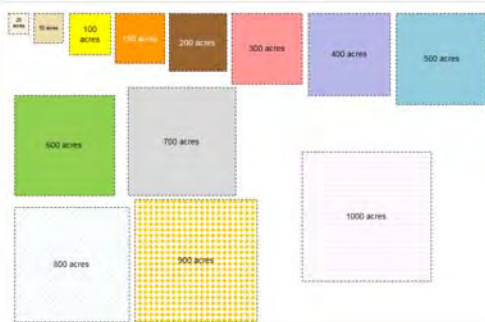
Group Exercise

Employment by Use and Acreage

Aerospace / High Tech Research & Development		Agriculture (Research & Development)		Distribution / Warehouse	
Acreage	Employees	Acreage	Employees	Acreage	Employees
1 acre	8.7	1 acre	0.0	1 acre	8.7
25 acres	217.8	25 acres	0.3	25 acres	217.8
50 acres	435.5	50 acres	0.5	50 acres	435.5
100 acres	871.0	100 acres	1.0	100 acres	871.0
150 acres	1,306.5	150 acres	1.5	150 acres	1,306.5
200 acres	1,742.0	200 acres	2.0	200 acres	1,742.0
300 acres	2,613.0	300 acres	3.0	300 acres	2,613.0
400 acres	3,484.0	400 acres	4.0	400 acres	3,484.0
500 acres	4,355.0	500 acres	5.0	500 acres	4,355.0
600 acres	5,226.0	600 acres	6.0	600 acres	5,226.0
700 acres	6,097.0	700 acres	7.0	700 acres	6,097.0
800 acres	6,968.0	800 acres	8.0	800 acres	6,968.0
900 acres	7,839.0	900 acres	9.0	900 acres	7,839.0
1000 acres	8,710.0	1000 acres	10.0	1000 acres	8,710.0

Slide 45

Group Exercise



- A Key for estimating desired land use acreages is at each table
- Use this Key as a point of reference when drawing the parcels for uses on the map

Slide 46

Job Creation at PuebloPlex

	ALT 1 Acres	ALT 2 Acres	ALT 3 Acres	Absorption	ALT 1 Jobs	ALT 2 Jobs	ALT 3 Jobs
Ag (R & D)	550	536	502	All or Nothing	6	5	5
Rec Open Space	4,138	-	2,456	All or Nothing	41	-	25
ED / Training	1,301	663	461	3 to 5 acres per year, unless a major institution relocates to the site	14,168	7,220	5,020
Service Commercial	100	115	150	3 to 5 acres per year	1,452	1,670	2,178
Dist. / Warehouse	3,004	1,076	746	3 to 10 acres per year	26,171	9,374	6,499
Storage	3,288	3,179	3,288	25 to 40 units per year	7	6	7
Landfill	1,014	-	-	All or Nothing	169	-	-
Recycle	387	-	1,909	All or Nothing	65	-	318
Energy Park	400	2,319	436	All or Nothing	4	23	4
Law Enforcement	50	1,360	904	All or Nothing	1	23	15
Work Force Housing	-	-	272	Minimal job generation impacts	-	-	0
Rec Trails / Motocross	-	1,928	-	All or Nothing	-	10	-
Gateway to West	-	2,086	-	10 to 20 acres per year, if you can identify a user for the planned land uses	-	13,630	-
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Total	14,232	14,417	15,594		42,083	35,751	58,418

Slide 47

You for your interest and participation!

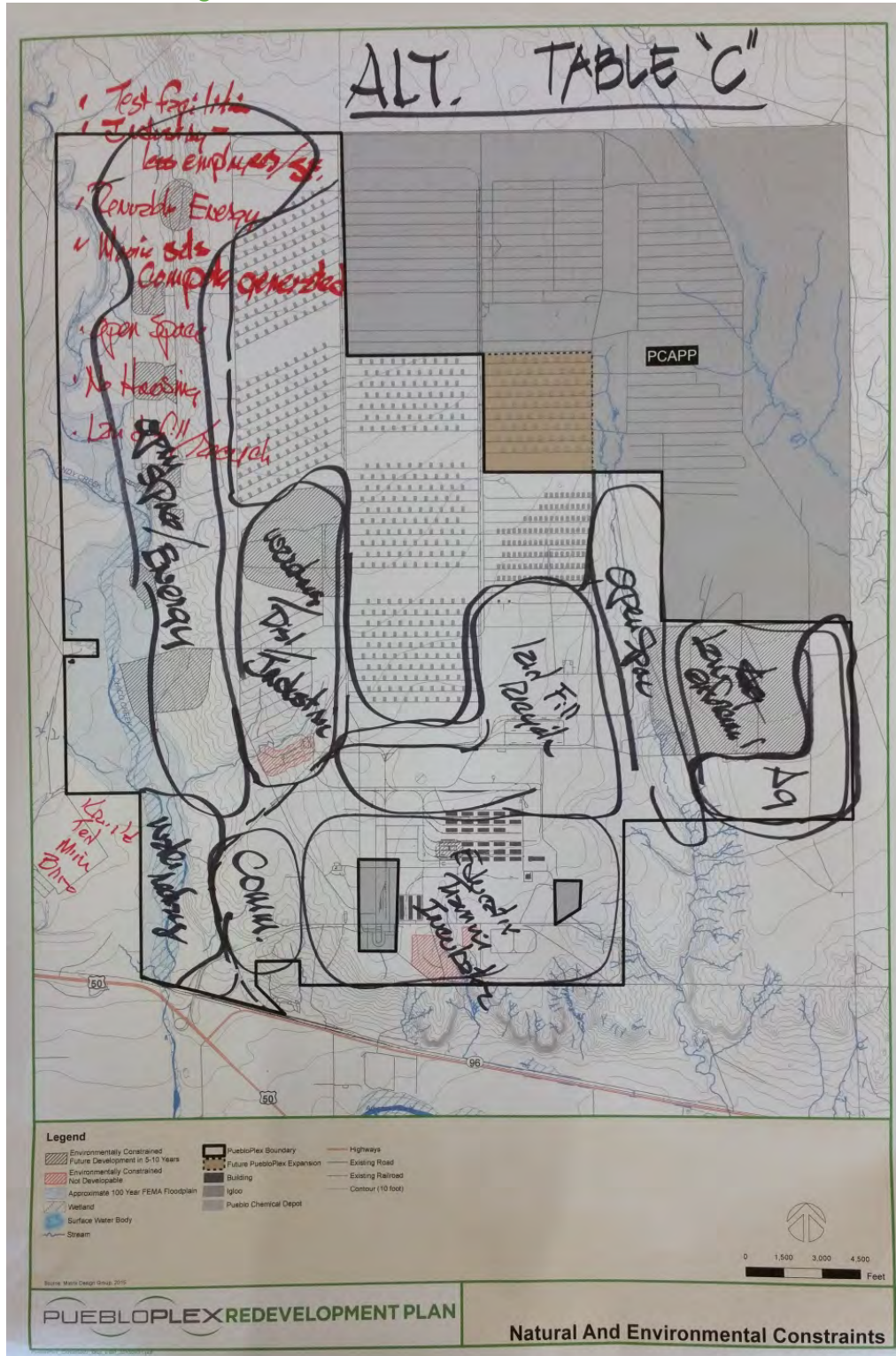
PUEBLOPLEX

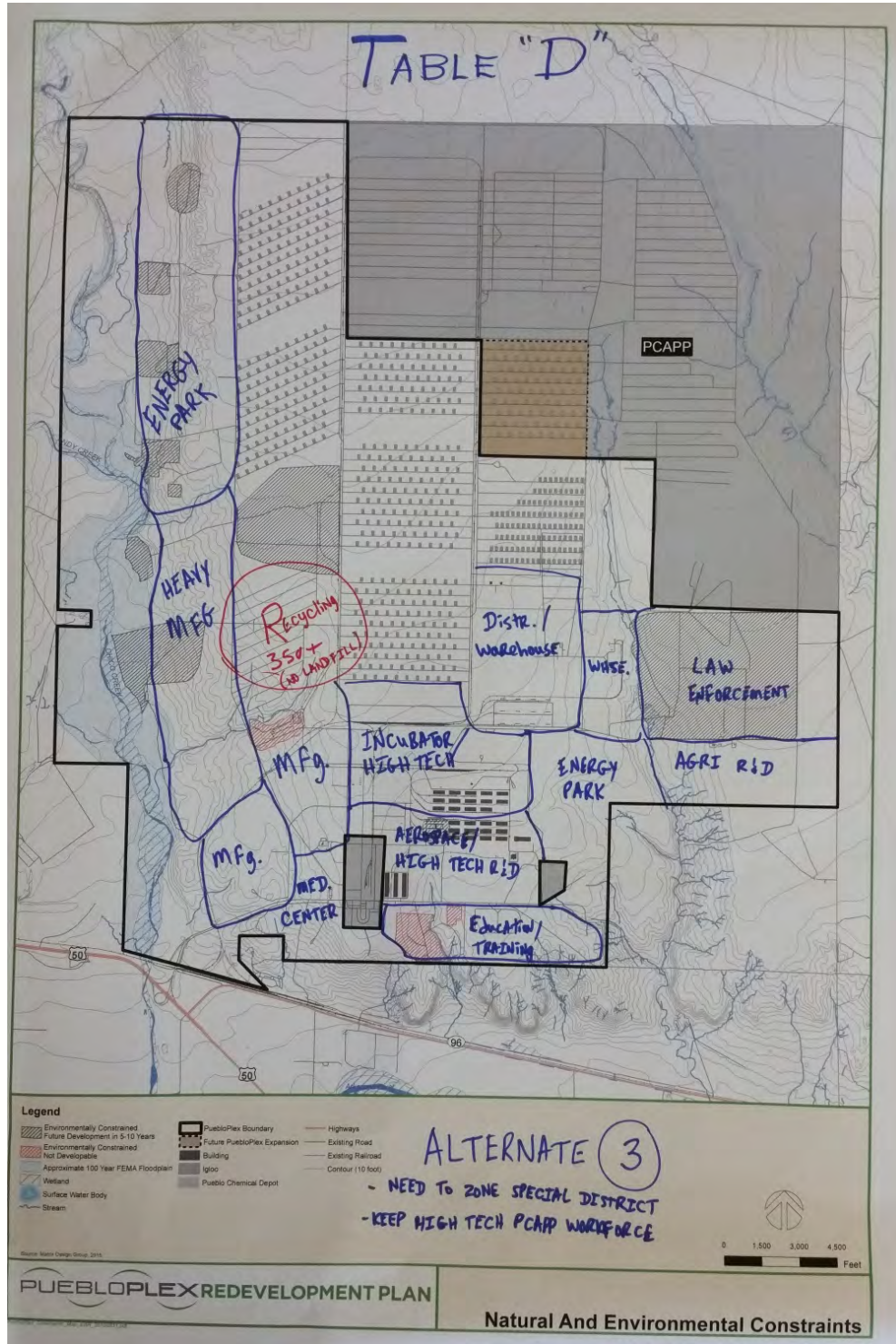
www.puebloplex.com

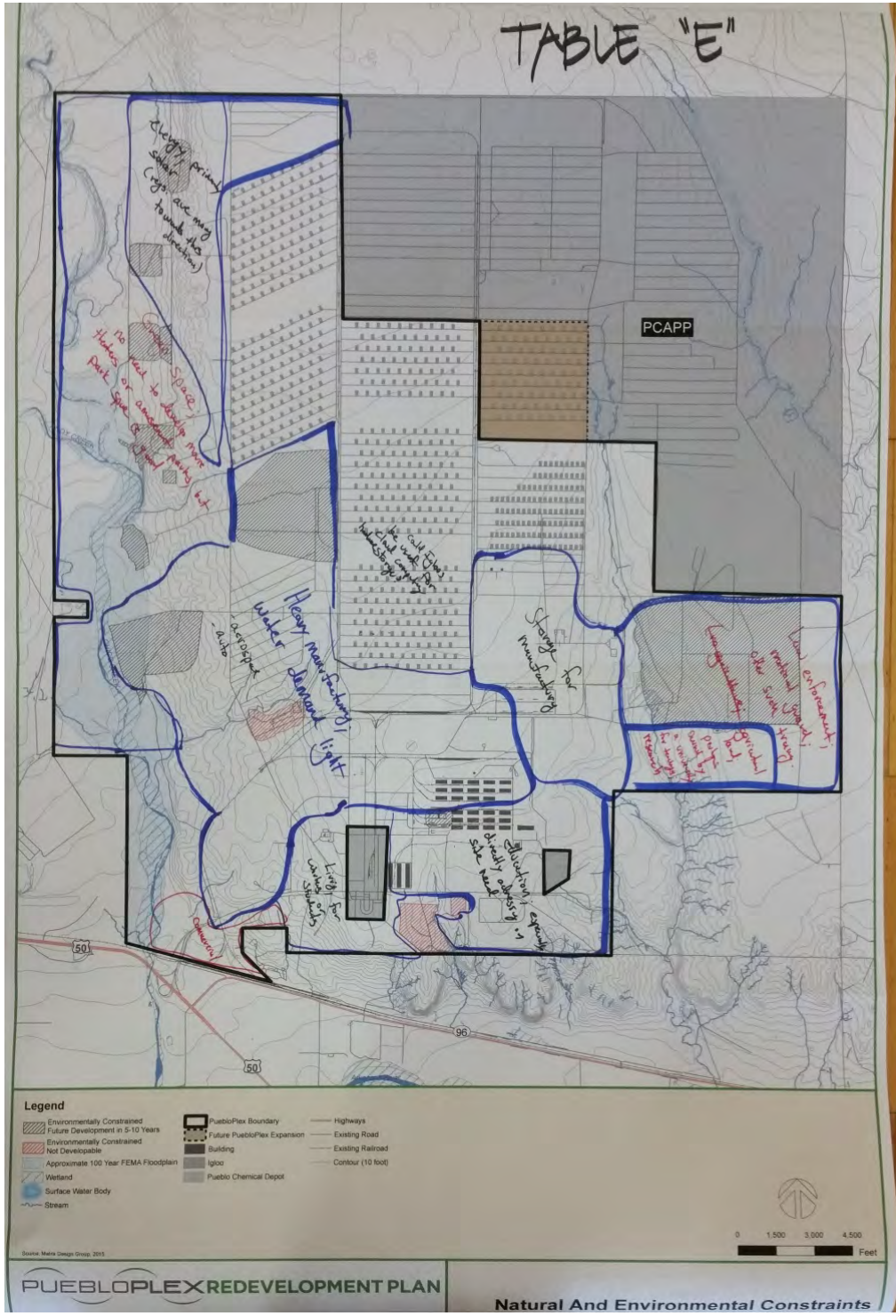
www.puebloplexredevelopmentplan.com

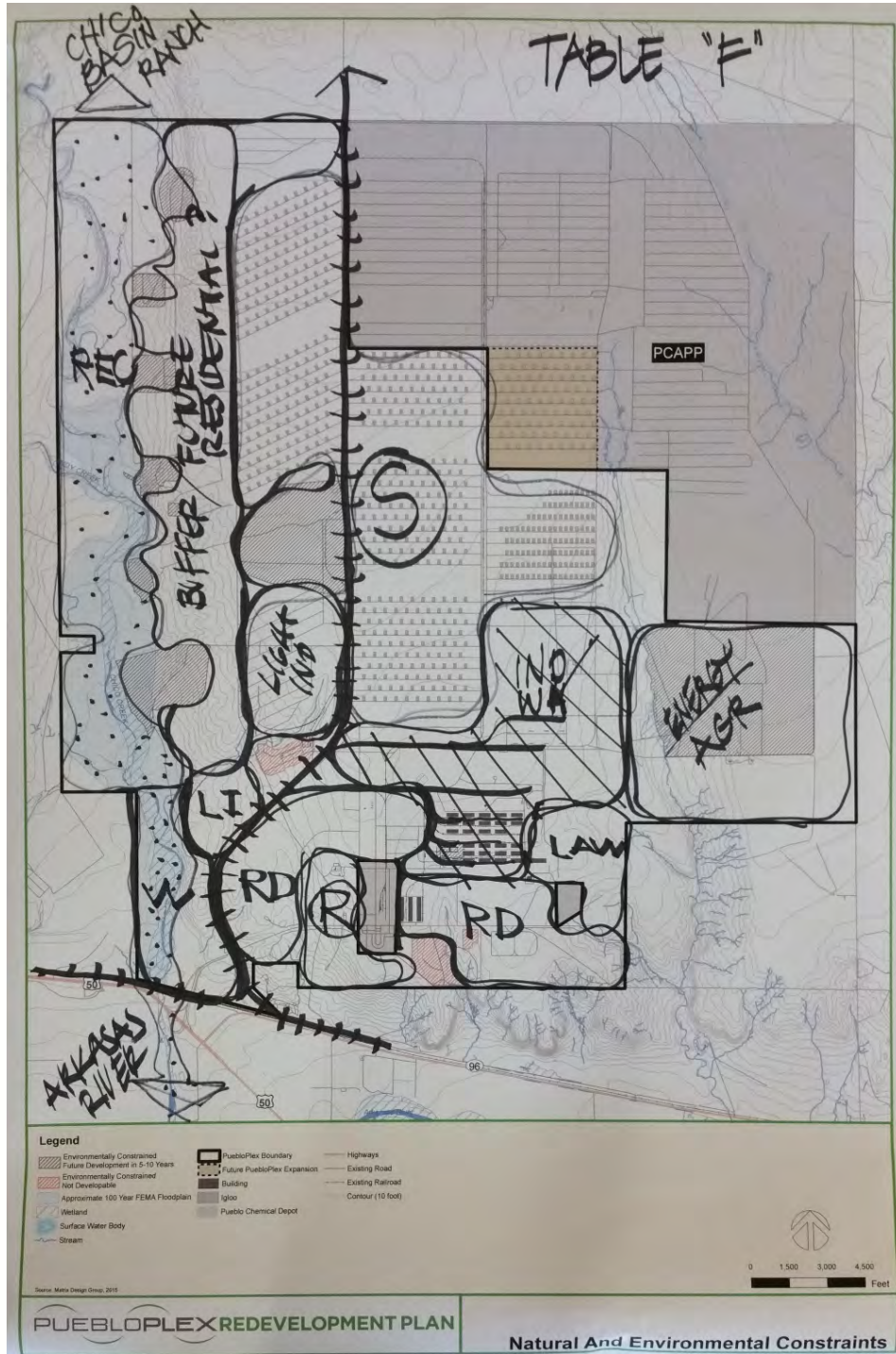
Slide 48

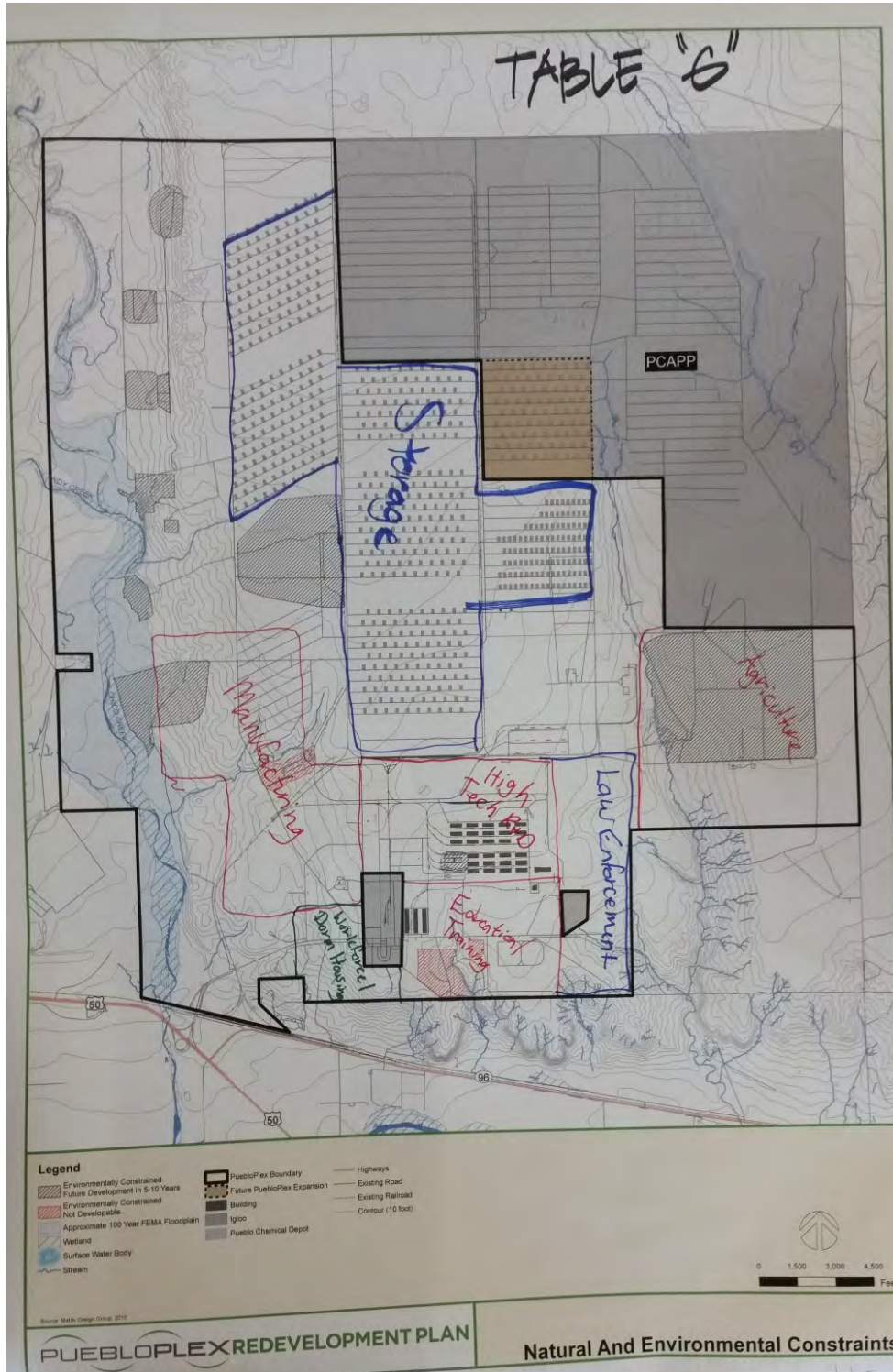
Public Meeting 2 – Pueblo Table Exercises

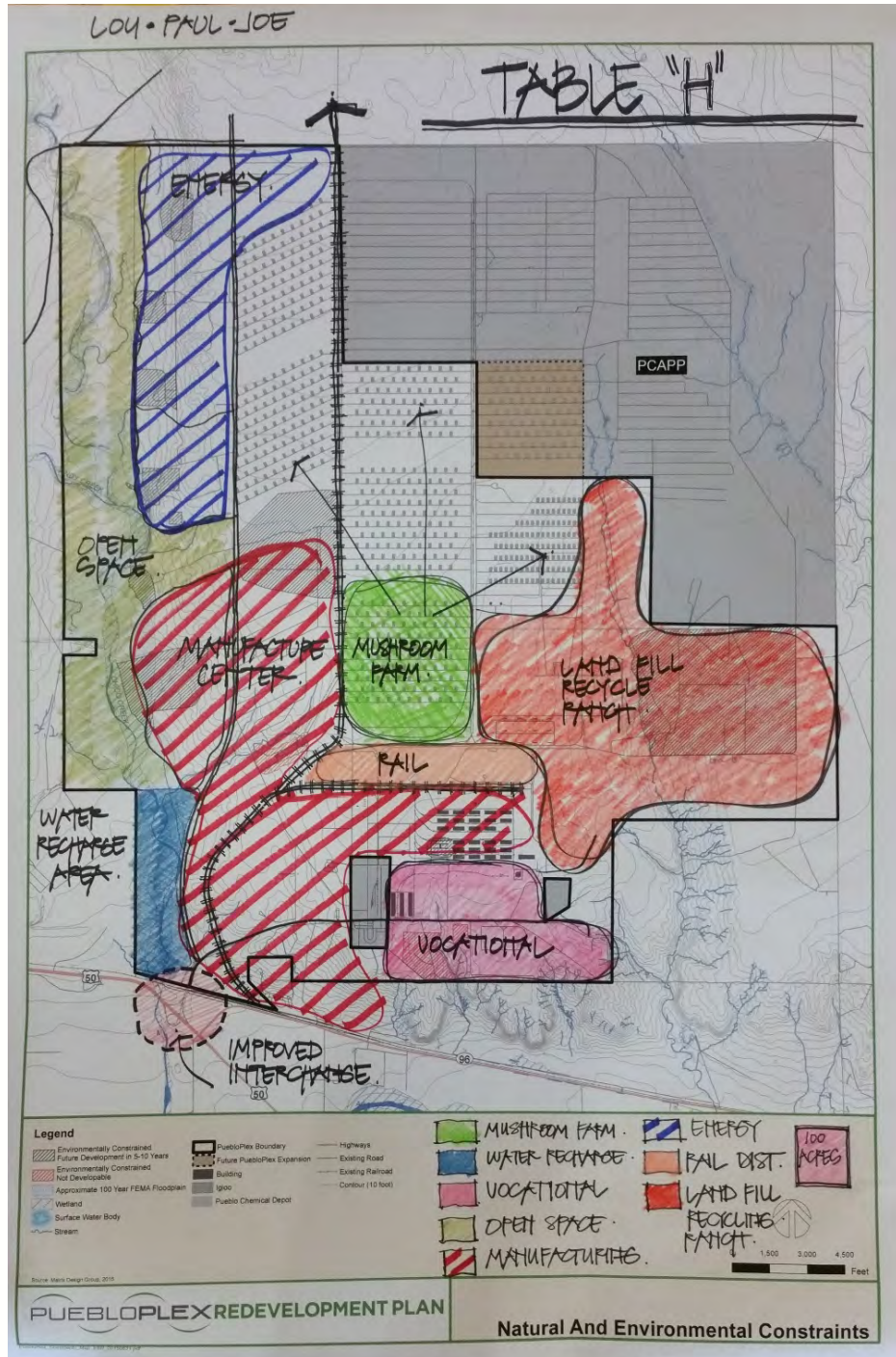


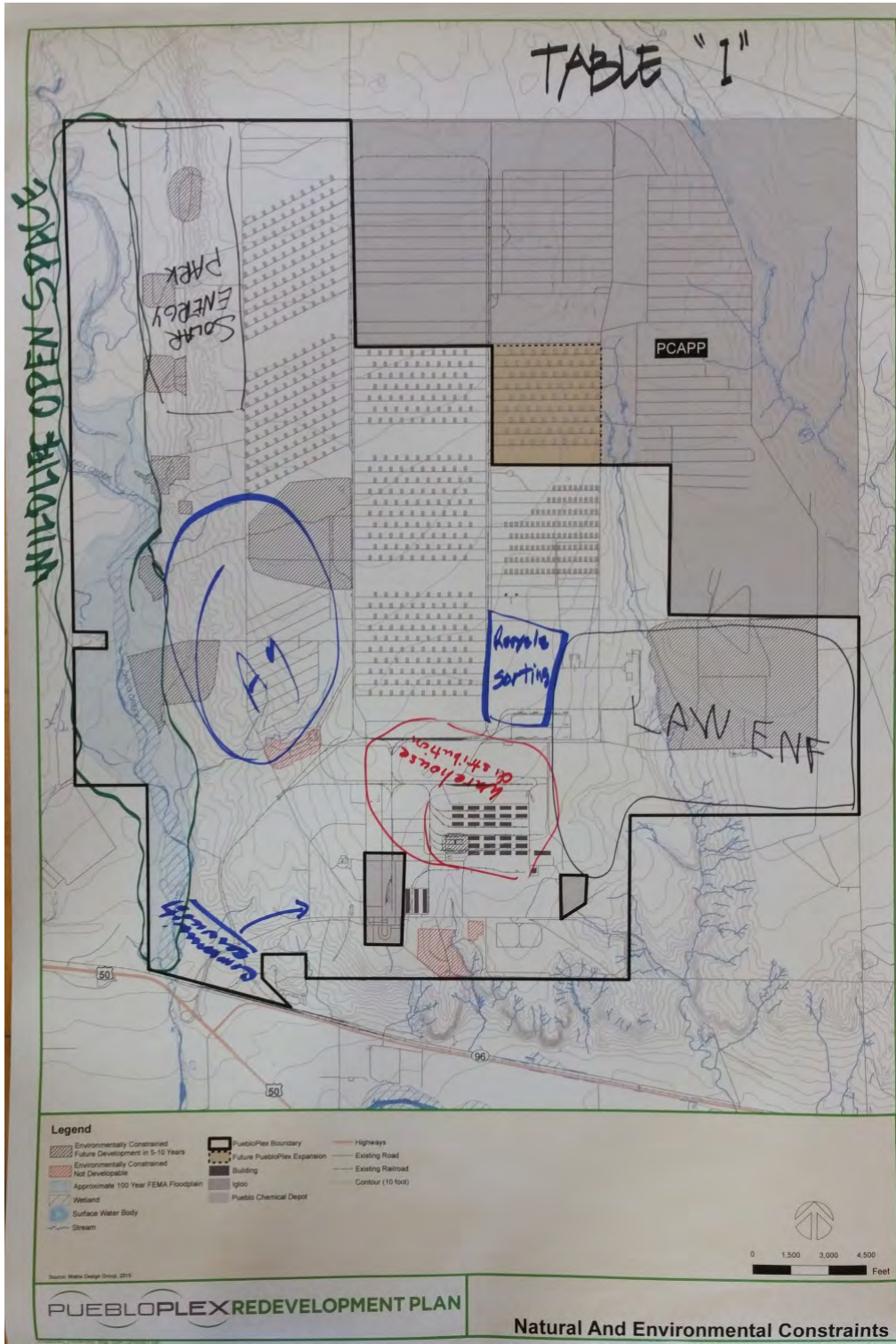


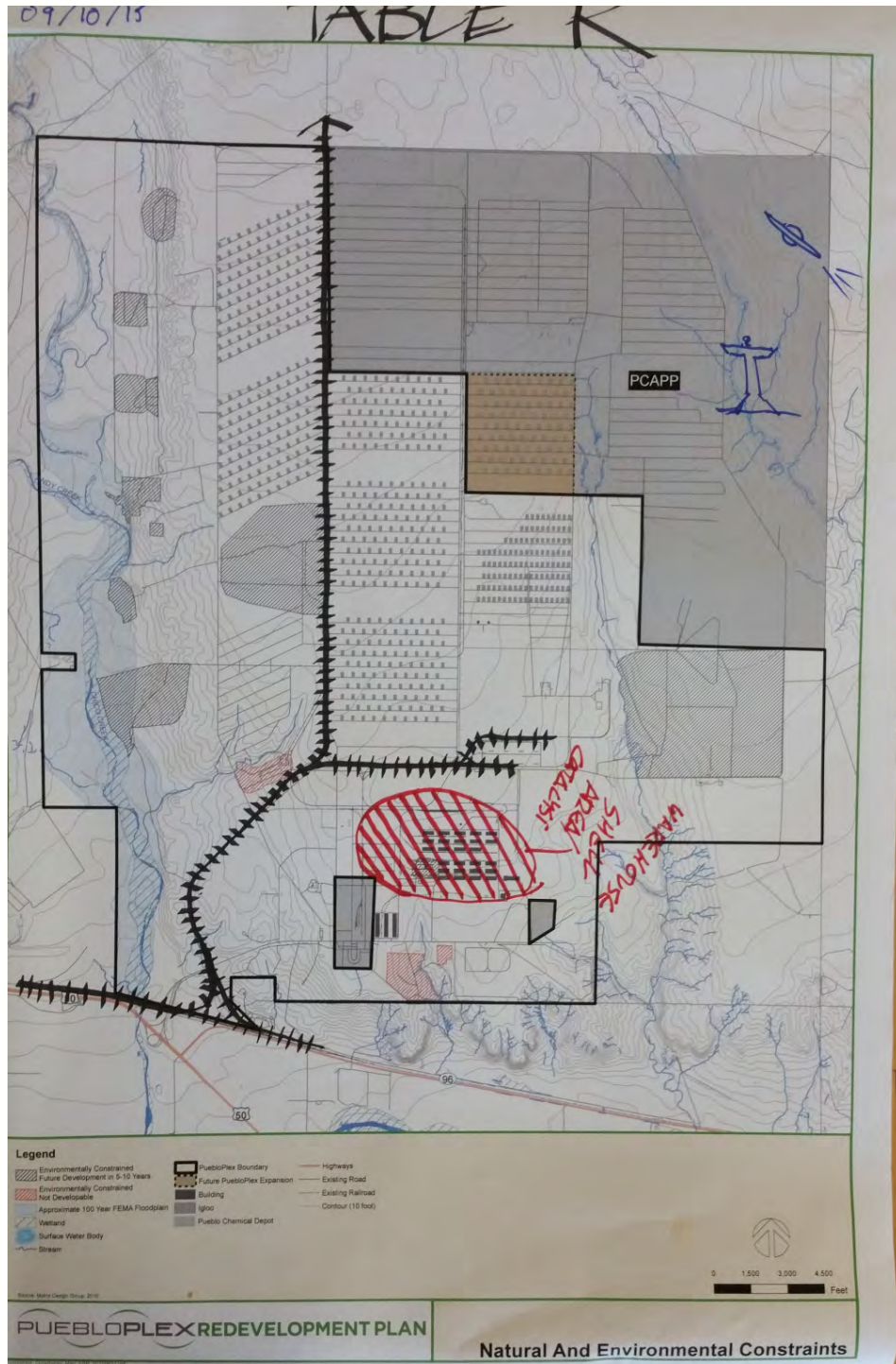


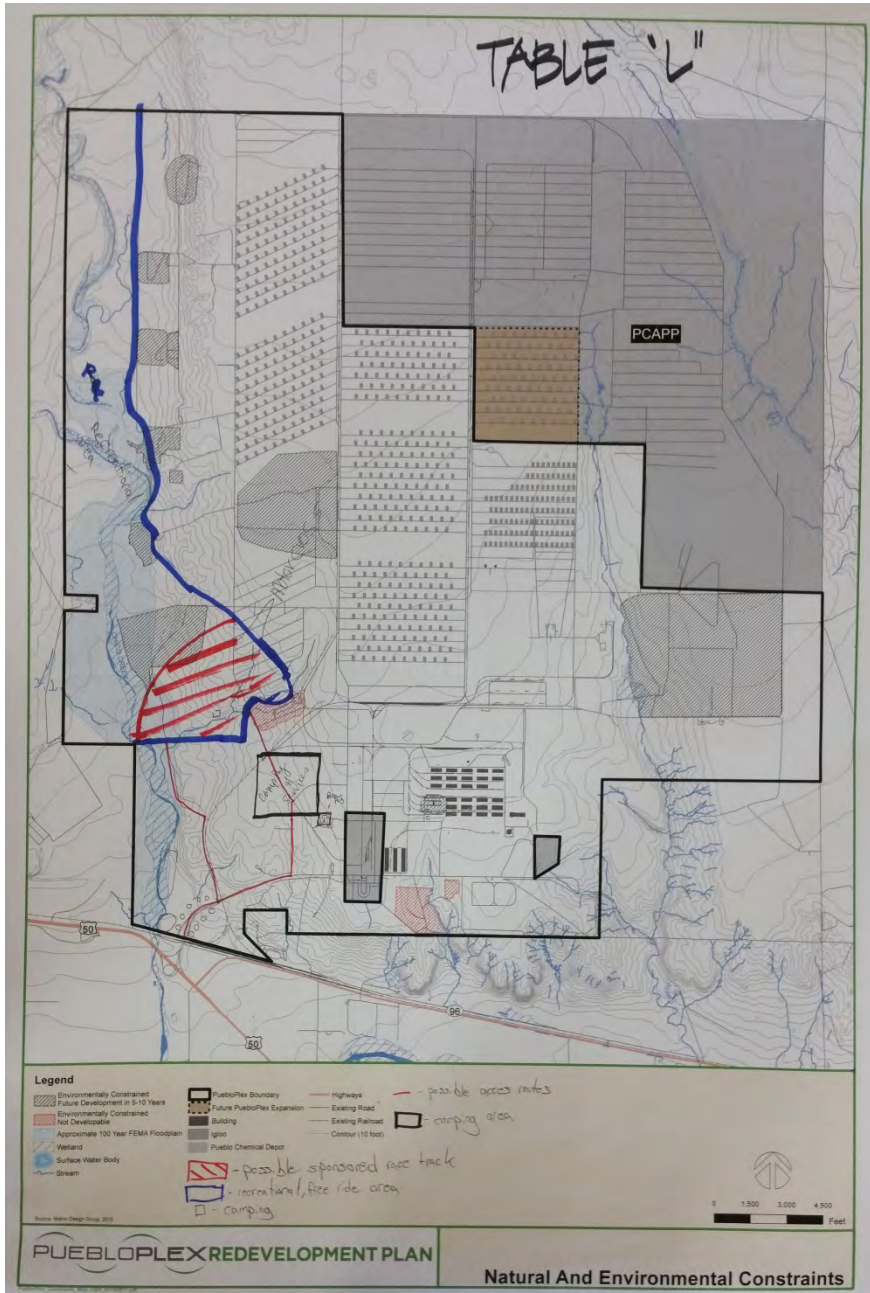




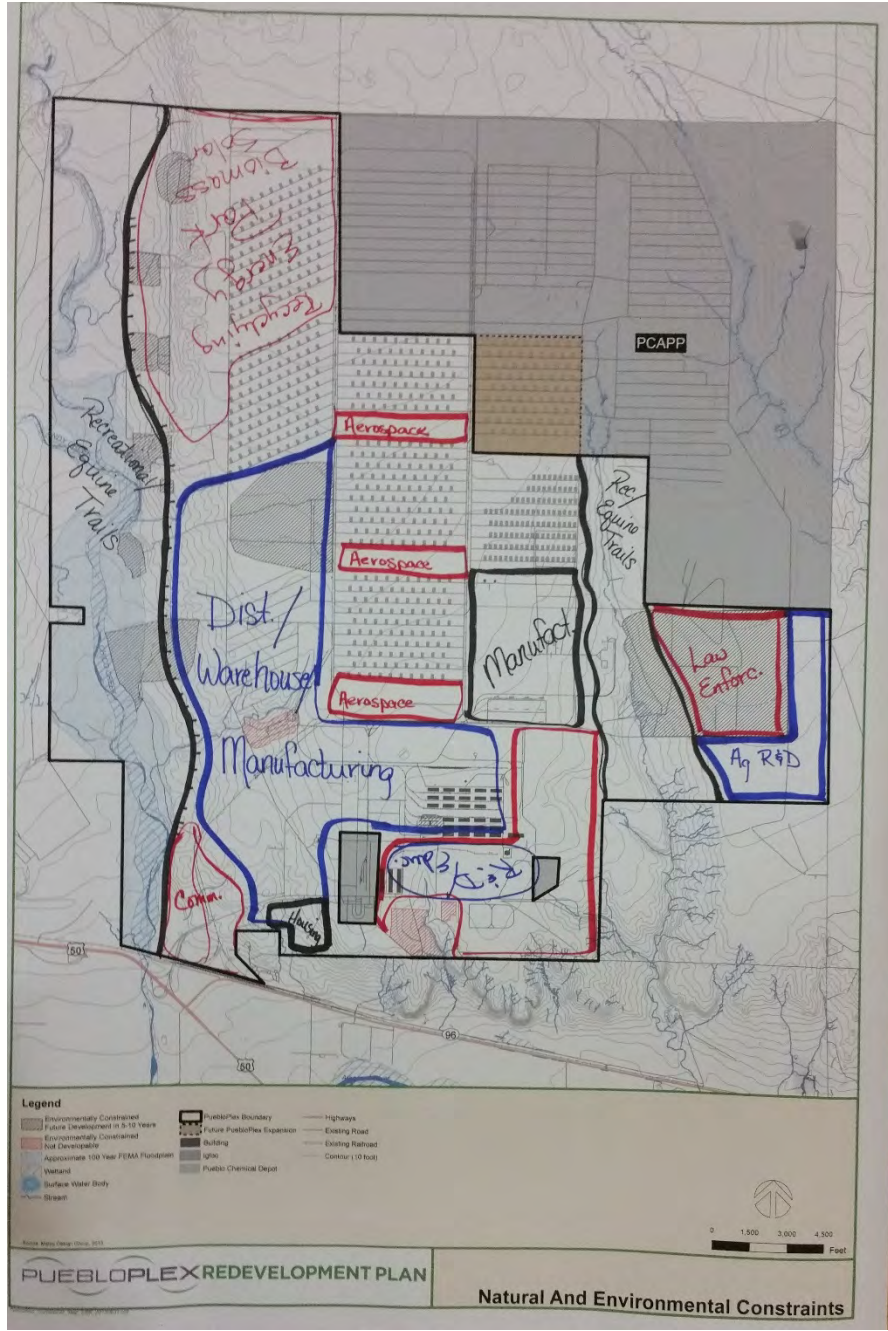


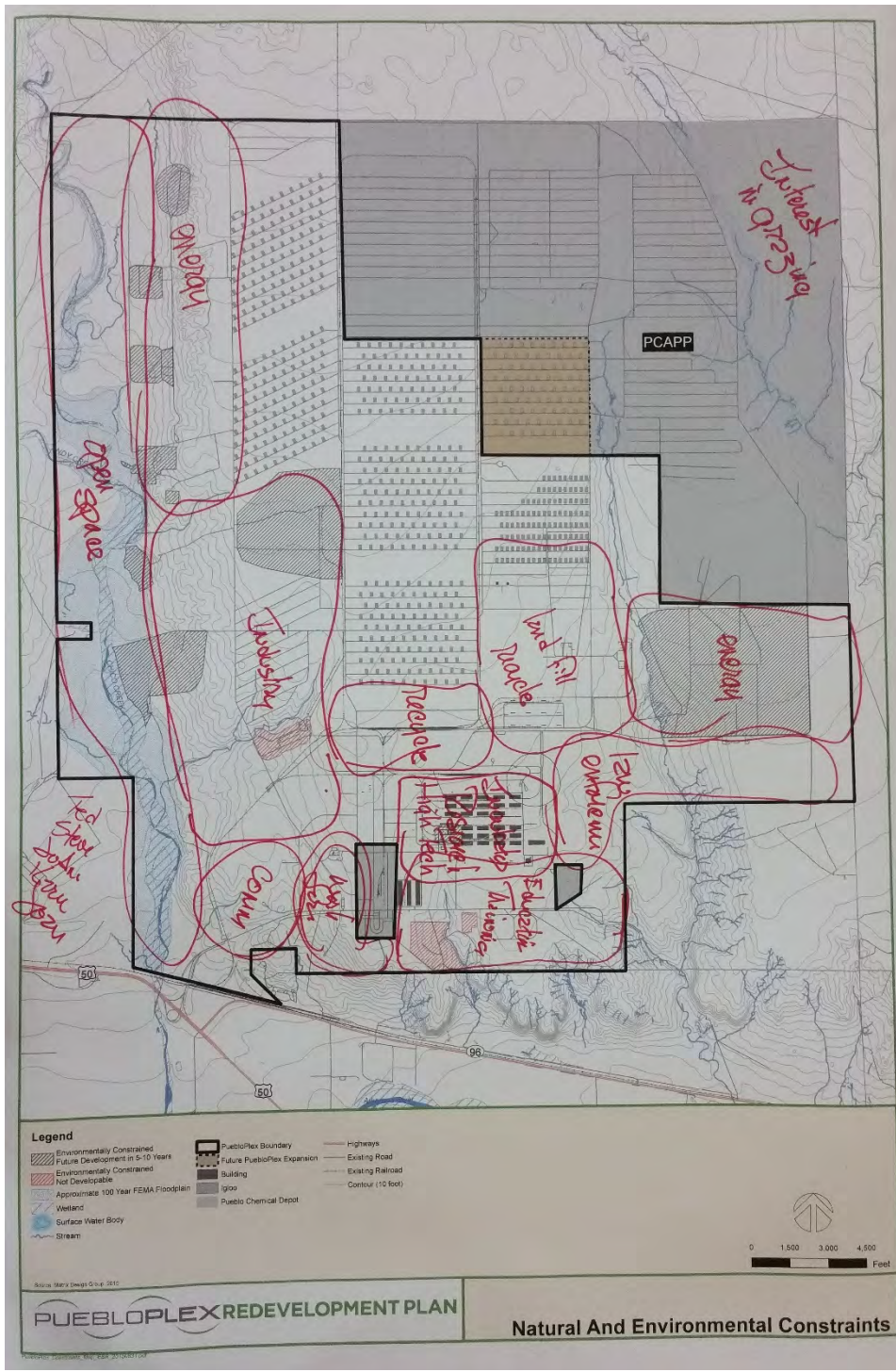


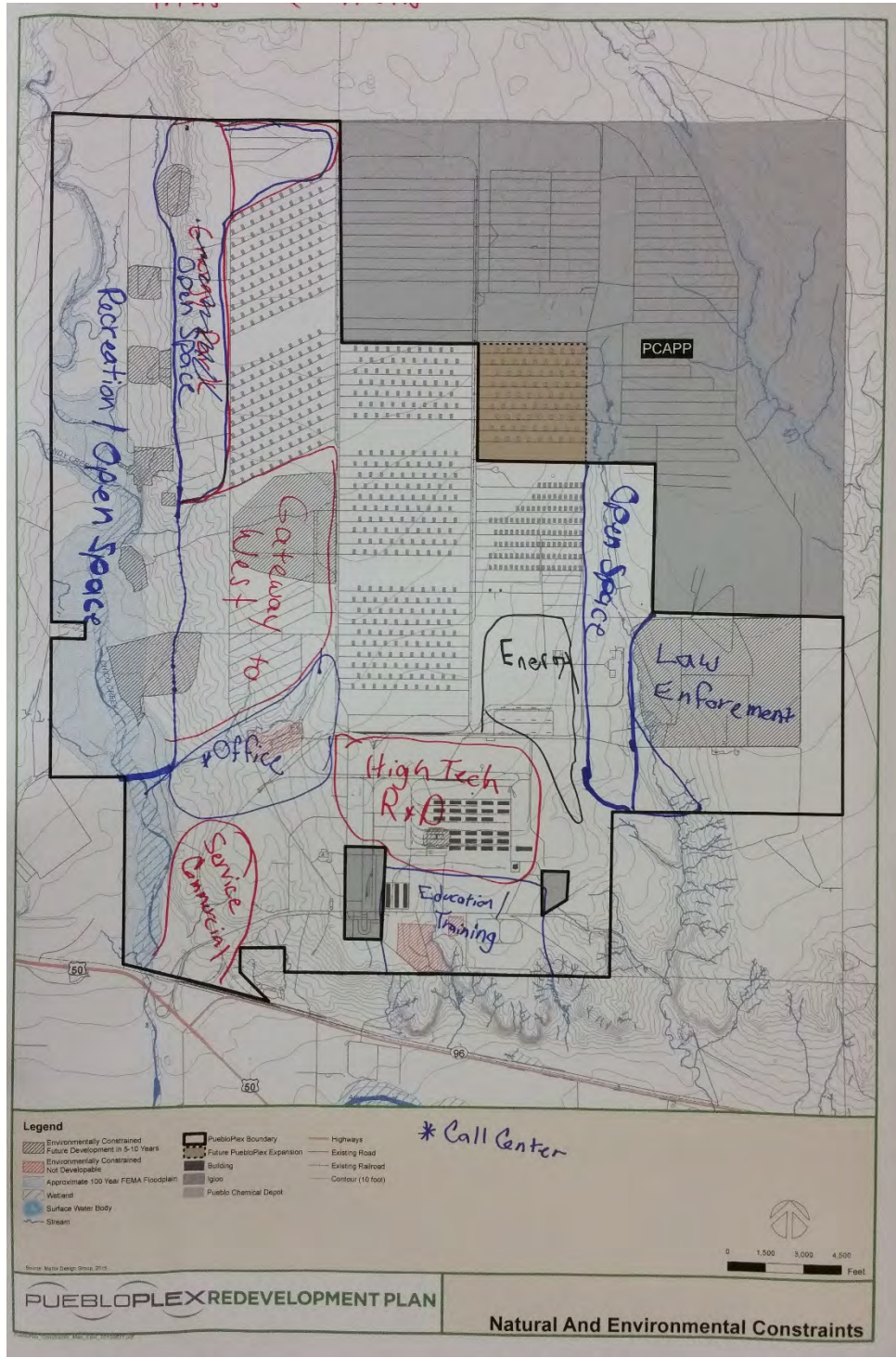


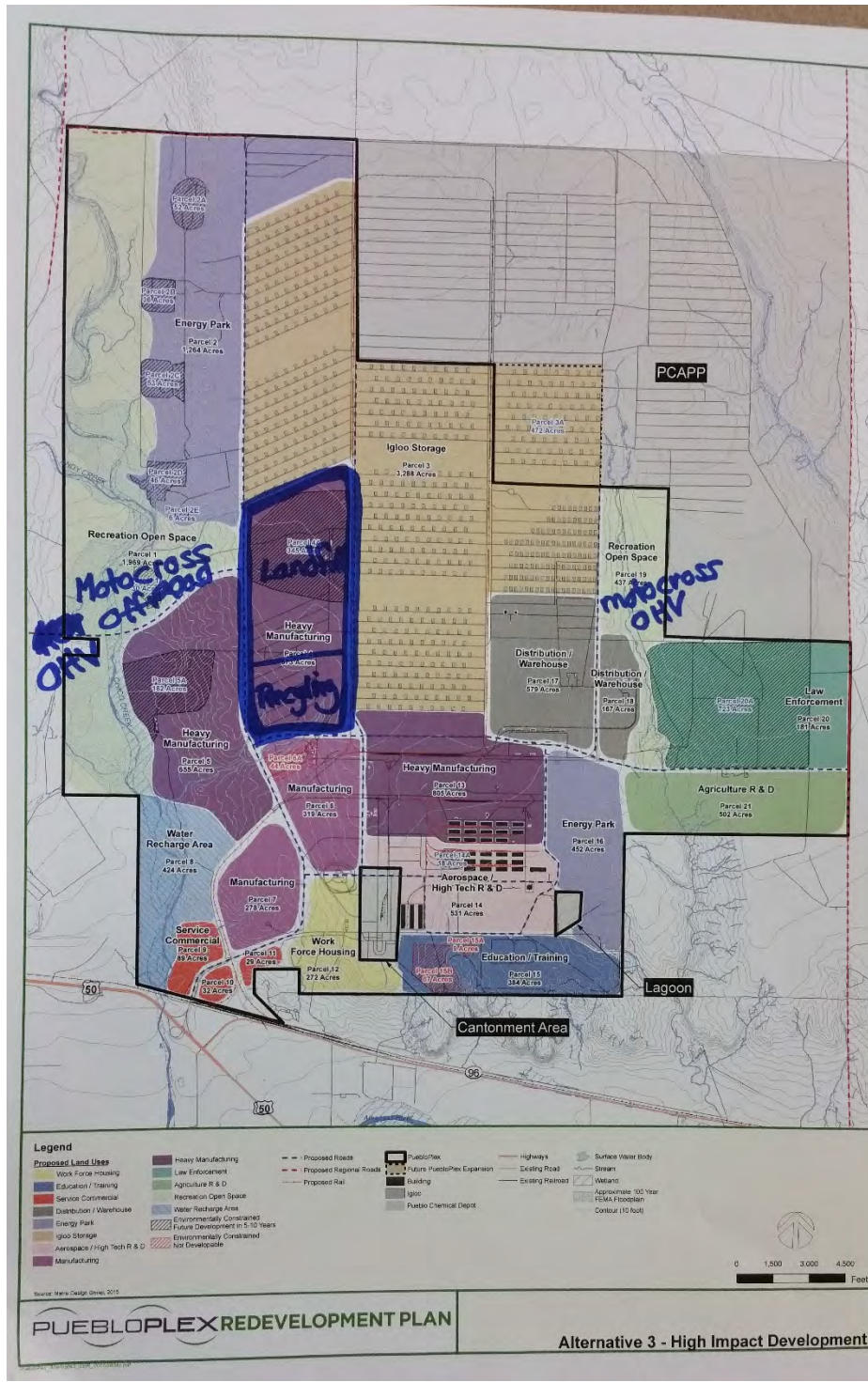


Public Meeting 2 Avondale Table Exercises









Your comments are VERY IMPORTANT to the development of this Plan and will be taken into consideration throughout the project duration.

(UNITED LAUNCH ALLIANCE)

U/LA CHAIN PROVIDERS) INDUSTRIES NEED TO BE ATTRACTED - WHAT ARE THE ATTRIBUTES THAT NEED TO BE IMBEDDED AT PUEBLOPLEX FOR SUCCESSFUL BUSINESS ATTRACTION

Please return this comment form to the registration table or to a project representative.

Your comments are VERY IMPORTANT to the development of this Plan and will be taken into consideration throughout the project duration.

accurate name history in first part of presentation
concern re: timely rezoning
public tours / docent
interpretive sites

call centers ? ~~* R&D.~~ Hi Tech Education
~~* Alternative 3 +~~ open spaces Gateway to West

Solar R&D facility

Please return this comment form to the registration table or to a project representative.

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Student Workshop CSU-Pueblo



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PuebloPlex Redevelopment
*Colorado State University Pueblo
Hasan School of Business
Student Workshop
September 10, 2015*



Meeting Agenda

- PuebloPlex Project Overview
- Market Analysis
- Development Suitability
- Preliminary Land Use Alternatives
- Group Discussion

Slide 2

Background

- 1942 The Army's Pueblo Chemical Depot was established
 - Was one of nine Army installations for storage of chemical weapons housing eight percent of the nations original chemical weapons stockpile.
- 1988 Pueblo Chemical Depot was realigned by Congress as part of the first Base Realignment and Closure Act (BRAC)
- 1994 Pueblo Depot Activity Development Authority (PDADA) was created by the Colorado legislature
- 1995 Federal Govt. formally recognized the PDADA as the Local Redevelopment Authority (LRA) for the Depot
 - The Authority was rebranded **PuebloPlex** and is marketing the Depot for reuse.
- 2013 The Army formally declared 15,847 acres as surplus property

Slide 3

What is the PuebloPlex Redevelopment Plan?

- A Plan to redevelop the former Pueblo Chemical Depot
- A Plan that will:
 - Treat this as a Start-Up Business and not a base closure
 - Determine the highest and best land uses for the property
 - Maximize opportunities for economic development
 - Create jobs for the Pueblo community
 - Provide an Implementation Strategy for long-term success that is
 - Phased
 - Market-based
 - Fiscally realistic

Slide 4

Where is the Project Located ?



Slide 5

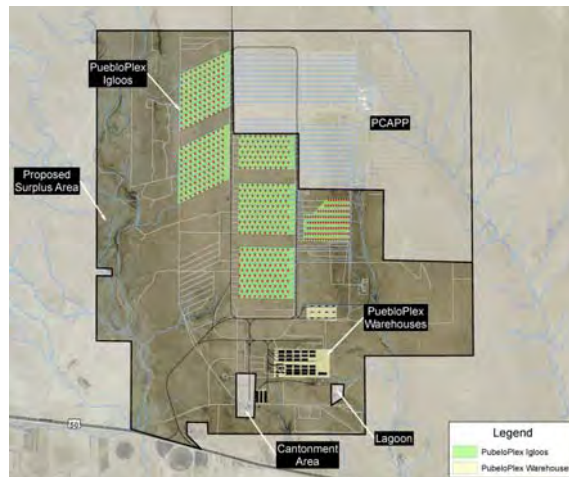
PUEBLOPLEX REDEVELOPMENT PLAN
FOUNDATION FOR THE FUTURE

Matrix
DESIGN GROUP

PuebloPlex Existing Assets

PuebloPlex Assets

- 15,848 acres
- 125+ habitable structures
- 620 Storage Igloos
- 3.1M+ SF of Facilities
- 137 miles of Paved Roadways
- 39 miles of on Site Rail
- 60 Solid Waste Management Units



Slide 6

PUEBLOPLEX REDEVELOPMENT PLAN
FOUNDATION FOR THE FUTURE

Matrix
DESIGN GROUP

Why is this Project Important?

- **PuebloPlex has the opportunity to....**
 - Be one of the largest redevelopment opportunities in the US
 - Attract world – wide investments to this region
 - Create jobs for the Pueblo community
 - Provide the basis to attract and retain talent and skills within your community
 - Be a catalyst for new economic development within the Pueblo Region
 - Increase the tax base for the community
 - Improve unemployment rate

Slide 7

OVERVIEW OF MARKET CONDITIONS

Slide 8

Projections for Fastest Growing Sectors

Sectors with the Highest Projected Employment Growth Through 2024	2014 Estimated Employment	2024 Projected Employment	Change	Annual % Change
Fabricated Metal Product Manufacturing	967	1,369	402	3.5%
Construction of Buildings	823	1,157	334	3.5%
Professional, Scientific, and Technical Services	1,599	2,242	643	3.4%
Ambulatory Health Care Services	4,137	5,698	1,561	3.3%
Merchant Wholesalers, Durable Goods	789	1,075	286	3.1%
Health and Personal Care Stores	514	688	174	3.0%
Miscellaneous Store Retailers	467	630	163	3.0%
Animal Production	26	35	9	3.0%
Wood Product Manufacturing	64	85	21	2.9%
Specialty Trade Contractors	1,585	2,079	494	2.8%
Building Material and Garden Equipment, Supplies Dealers	734	959	225	2.7%
Furniture and Home Furnishings Stores	180	230	50	2.5%
Management of Companies and Enterprises	164	207	43	2.4%
Furniture and Related Product Manufacturing	23	29	6	2.3%
Real Estate	419	516	97	2.1%
Internet Svc Providers, Web Search, Data Processing Svcs	53	65	12	2.1%
Motor Vehicle and Parts Dealers	915	1,114	199	2.0%
Heavy and Civil Engineering Construction	577	704	127	2.0%
Chemical Manufacturing	103	125	22	2.0%

Slide Source: Colorado Dept. of Labor, Labor Market Information, 2015

Market Sectors

Agricultural / Research and Development Uses

- Farming and grazing uses are significant in the County. There are 895,000 acres dedicated to farming.
- Marijuana / Hemp
 - Increase in grow operations since legalization
 - Multiple large grow house operations under development or in permitting
 - Water demand is a concern

Manufacturing Uses

- Pueblo County has an experienced, well trained workforce supporting its manufacturing sector.
- Pueblo County has 9.9 percent of workforce in manufacturing – 4.5 percent higher than the State manufacturing workforce.
- Concentration of manufacturers in rail-related industries, and steel/metal fabrication.

Slide 10

Market Sectors

Solar Energy

- 2011 NREL Study – solar not cost competitive at PuebloPlex, even with \$0 land cost.
- Cost for solar panels fallen since 2011, making local solar projects practical – 900-acre Comanche Solar project, and a second project in permitting.

Wind Energy

- Pueblo County generally has wind speeds of 10 to 12 MPH at 80 meters.
- Typical project requires 50 acres per megawatt, or 500 acres for 10 megawatts.
- Only 20% is dedicated to towers – remainder can be used for grazing or other uses. Major DOE Wind Research facility in Boulder.

Slide 11

Market Sectors

Waste-to-Energy (WTE)

- WTE plants create electricity and steam through incineration of municipal solid waste (MSW).
- Rail at PuebloPlex could facilitate the “import” of MSW to supply an onsite WTE plant.
- Related operations, such as a major recycling operation, a construction/demolition landfill, or a hazardous waste landfill could also be collocated with a WTE plant.

Healthcare and Social Services Sector

- The largest sector in the Pueblo County economy, representing almost one-quarter of all employment. Grew by 7.8% between 2008 and 2013, despite the economic downturn.

Institutional Uses

- Broad category which can include education, government facilities (local, county, State, Federal), law enforcement, training centers and other special-use facilities.

Slide 12

Recent Economic Development Successes

- Rocla - concrete railroad ties
- pewag USA – tire chains
- United Technologies expansion – aircraft braking systems
- Westwind Wood Specialties
- United Launch Alliance – propulsion system, Vulcan rocket
- Expansion of Big R corporate headquarters
- Comanche Solar

Slide 13

Competing Industrial Sites

- St. Charles Industrial Park – More than 1,000 acres
- Minnequa Industrial Park – More than 4,700 acres
- Airport Industrial Park – Limited number of lots available
- Pueblo Springs Ranch – Proposed major mixed-use development which is expected to include competing office and industrial properties
 - All are located closer to the City of Pueblo and I-25 than PuebloPlex.
 - All existing parks have available infrastructure

Slide 14

The Art of the Possible

- Redeveloping a site as large as PuebloPlex is likely to require attraction of new users to the region
- Many other former military bases benefitted from large “anchor” tenants
 - Seneca Army Depot – Correctional facility and \$20 MM WWTP
 - Fort Devens – Federal Correctional Medical Center and Pharmaceutical Campus
 - Fort Ord – California State University Campus
 - Williams Air Force Base – ASU Tech Campus
 - Pease AFB – U.S. Visa & Passport Center
- Need to be prepared for large scale opportunities while continuing to pursue small-scale users

Slide 15

DEVELOPMENT SUITABILITY

Slide 16

Development Factors

Development suitability is based on many factors:

- Market Conditions / Marketability
- Condition of Existing Facilities
 - Mostly fair to poor condition
- Condition of Existing Infrastructure / Utilities
 - Majority are in poor condition
- Water Availability
- Site and Regional Transportation
 - Roads are in poor condition
 - Main rail line in good condition
 - Rail spurs in poor condition
 - Require Interchange upgrade at US 50 and PuebloPlex
- Site Natural Constraints
- Site Environmental Constraints

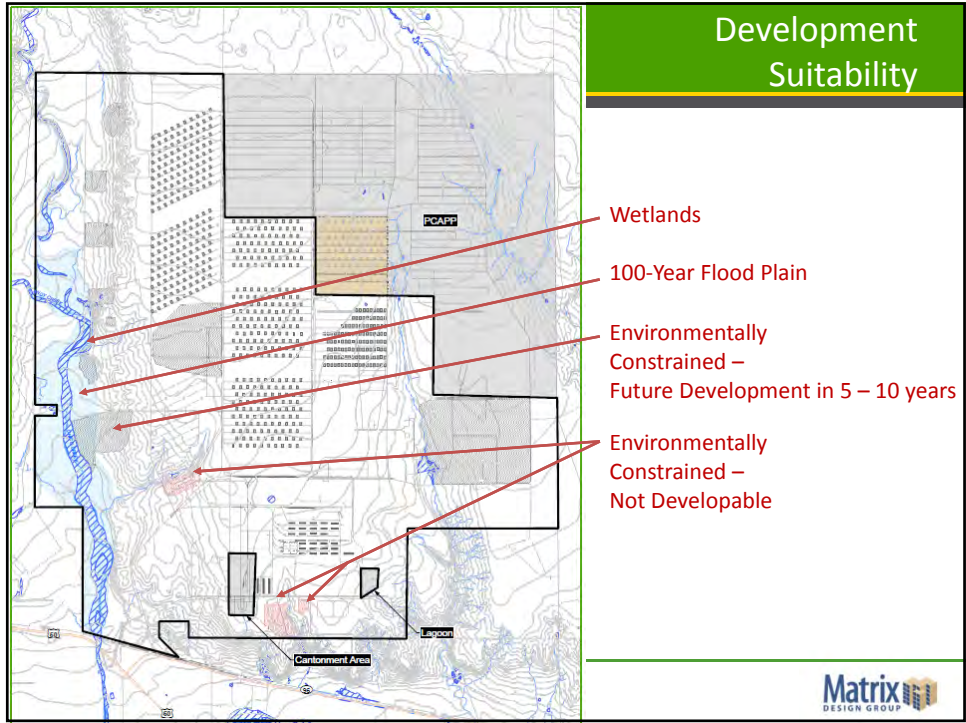
Slide 17

Development Suitability

Environmental (Man-Made) Constraints

- Areas of Concern include **Solid Waste Management Units (SWMUs)**
- 60 SWMUs at PuebloPlex categorized into 7 types ranging from areas with no environmental history to areas where hazardous materials have occurred but remediation activities have not been conducted
 - 5 SWMUs require little or no remediation
 - 19 SWMUs have been remediated and require no further action at this time
 - 27 SWMUs require some remediation
 - 9 SWMUs have restrictions that impact development and require extensive remediation

Slide 18



PRELIMINARY LAND USE ALTERNATIVES

Slide 20

PUEBLOPLEX REDEVELOPMENT PLAN
FOUNDATION FOR THE FUTURE

Matrix DESIGN GROUP

Preliminary Alternatives Development

Three Preliminary Land Use Alternatives developed based on evaluation of:

- Market conditions / trends and economic conditions
- Regional business competition
- Existing conditions based on engineering, planning, and environmental assessments
- Site constraints (Natural and Environmental)

Preliminary Alternatives reflect input received to date from Focus Group members, stakeholders, and the public.

Slide 21

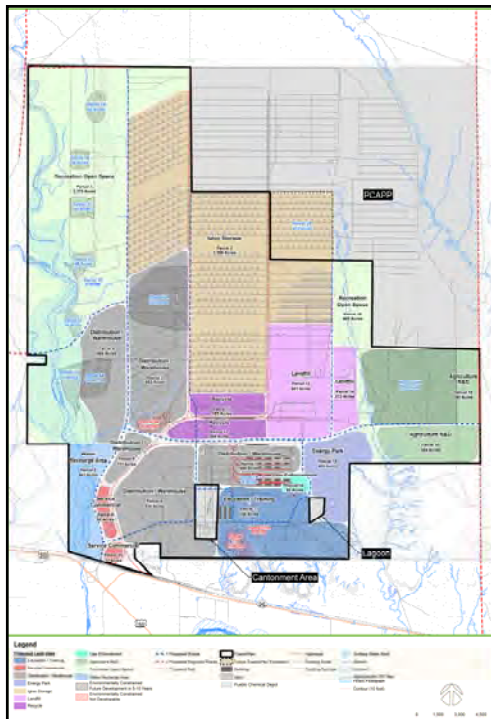
Redevelopment Plan Alternatives

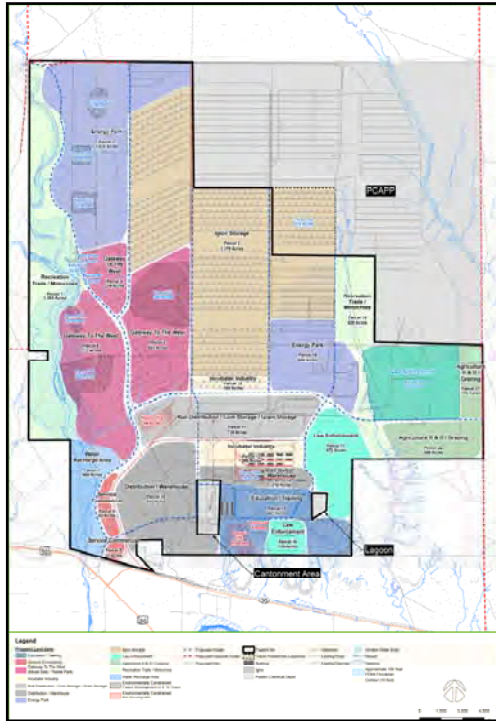
Alternative 1: Low Impact Development

Potential Job Creation at
Buildout: 42,083

Emphasis on:

- Distribution / Warehousing,
- Recycling / Landfill, and
- Agriculture R&D





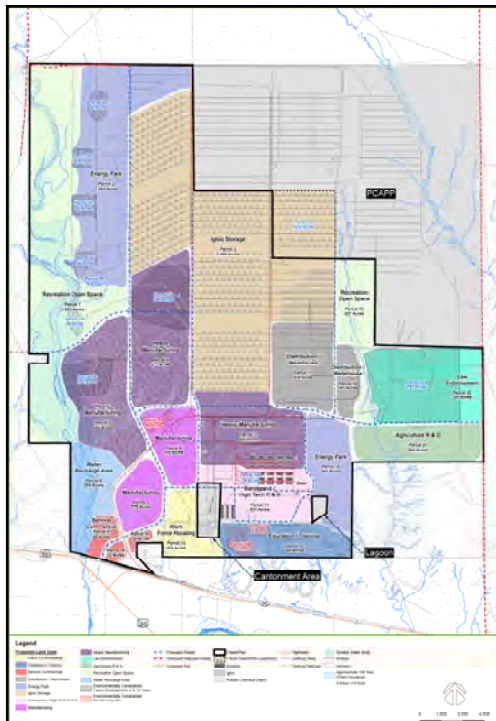
Redevelopment Plan Alternatives

Alternative 2: Moderate Impact Development

Potential Job Creation at Buildout: 35,751

Emphasis on:

- Rail distribution / Com storage /Grain storage
- Gateway to the West
- Law enforcement



Redevelopment Plan Alternatives

Alternative 3: High Impact Development

Potential Job Creation at Buildout: 58,418

Emphasis on:

- Aerospace/ High Tech Research & Development
- Manufacturing



Alternatives Comparison

	Alternative 1	Alternative 2	Alternative 3
Jobs at Buildout	42,083	35,751	58,418
Potable Water	Best alternative for potable water given potentially lower water usage, requires less augmentation water Requires water system expansion - Distribution / Warehouse demand - Largest portion of Ag - Limited existing infrastructure in west	Requires high level of expansion to water systems - Gateway to West Demand - Limited existing infrastructure in west	Requires the highest level of expansion to water systems - Manufacturing demand - Limited existing infrastructure in west
Wastewater	All three alternatives will require an upgraded sanitary system	All three alternatives will require an upgraded sanitary system	All three alternatives will require an upgraded sanitary system
Utilities	Requires high level of expansion of electrical system - Land on west side of site, lacks electrical infrastructure - Distribution / Warehouse demand	Requires the least amount of electrical infrastructure expansion - Most areas with demand (rail distribution / warehouse) are in areas with existing electrical infrastructure	Requires high level of expansion of electrical system - Land on west side of site, lacks electrical infrastructure - Manufacturing demand
Transportation	Internal roadway needs to be rebuilt due to age and lack of maintenance	Internal roadway needs to be rebuilt due to age and lac of maintenance Track replacement is necessary for some rail segments	Internal roadway needs to be rebuilt due to age and lack of maintenance
Environmental	Eastern & Western sides of the Depot have numerous sites that will need remediation. Impacted areas of use include: Open Space, Distribution / Warehouse, Education / Training, and Agriculture Research & Development	Eastern & Western sides of the Depot have numerous sites that will need remediation. Impacted areas of use include: energy park, Gateway to West, education / training, rail distribution, and law enforcement	Eastern & Western sides of the Depot have numerous sites that will need remediation. Impacted areas of use include: energy park, open space, education / training, manufacturing, and law enforcement

Job Creation at PuebloPlex

	ALT 1 Acres	ALT 2 Acres	ALT 3 Acres	Absorption	ALT 1 Jobs	ALT 2 Jobs	ALT 3 Jobs
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ncubator Space for New Industry	-	371	720	Highly speculative without a source of subsidy	-	2,424	4,704
Slide 26	Total	14,232	14,417	15,594	42,083	35,751	58,418

GROUP DISCUSSION

Slide 27

Input on Land Use Alternatives

QUESTION 1:

Which type of Land Use scenario makes the most sense for PuebloPlex, Low, Moderate, or High impact development?

QUESTION 2:

Which types of uses should be included?

QUESTION 3:

What are the Keys to attracting new businesses to PuebloPlex?

Slide 28

Group Discussion

QUESTION 4:

What types of jobs would you like to apply for at the PuebloPlex in the future?

QUESTION 5:

Which of the plans do you feel would be the easiest to implement? Why?

QUESTION 6:

Is it critical to be incorporated into Pueblo?

Slide 29

QUESTIONS?

Slide 30

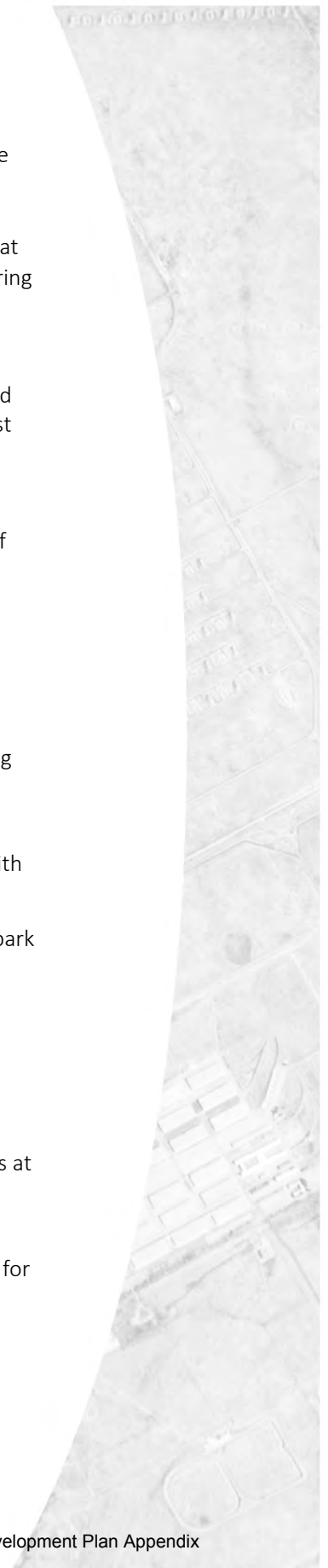
Student Workshop Recorded Comments

Students were engaged in an interactive discussion and group exercise following the presentation of the preliminary alternatives focusing on land uses that make the most sense for PuebloPlex and keys to attracting new business. The exercise provided students with an opportunity to share their vision and ideas on desired land uses and job sectors for the redevelopment of PuebloPlex concluding with the development of a group land use map that best represented the student's vision for the future of PuebloPlex. The maps developed during the workshop exercises are also included at the end of this summary.

One question asked related to water provision given the critical nature of water supply at PuebloPlex. The discussion focused on the potential for water reuse. Dr. Wakefield indicated that Colorado operates under the doctrine of prior appropriation water rights – that the first person to take a quantity of water from a water source for "beneficial use"—agricultural, industrial or household —has the right to continue to use that quantity of water for that purpose. However, a user may not change the intent in which they are appropriating water such that the change hinders the use by another. In other words, reuse is only permissible if the reuse is a beneficial use. This can pose obstacles for water reuse consideration.

Consolidated Comments from Both Classes

- Some students have concerns about the potential for water contamination along western waterways
- One participant thought that the property would be best utilized as a self-sustaining community powered by alternative energy
- Many students believe that rebranding and marketing is critical to overcoming the stigma associated with mustard agent and other hazardous materials associated with the former Pueblo Chemical Depot
- One student indicated that the property should not be utilized for an amusement park and would be best served by manufacturing and alternative energy development
- Several students expressed concern over marijuana farms due to controversy and negativity within the community
- One idea discussed was the potential for small businesses to act as incubators that stimulate the local economy and attract larger companies
- One student identified the need for ambulatory healthcare and emergency services at PuebloPlex based on the projected concentration of jobs in in this remote location and considering the potential industrial uses such as manufacturing
- Several students liked the idea of a cutting-edge higher education satellite campus for emerging technologies such as bio-fuels and stated that the distance would not discourage specialized training opportunities



Exercise observations from the morning student workshop

- The two land uses identified by the students were Energy Development (in the northwestern portion of the site) and Manufacturing in the south central portion of the site consistent with Preliminary Alternative 3

Exercise observations from the afternoon student workshop

- Alternative Energy Development was the largest area identified in the northwest portion of the site as a standalone use and as a Research & Development use adjacent to and coupled with Education. The location of alternative energy in the northwest portion of the site is consistent with Preliminary Alternatives 2 and 3
- Education / Training was identified in the south central portion of the site including the existing warehouses. Though this area is larger than the areas identified for this use in the preliminary alternatives, it is generally consistent with all three Preliminary Alternatives
- Other uses recommended include:
 - Law Enforcement in the eastern portion of the site consistent with Alternatives 2 and 3
 - Separate areas for Recycling and Landfill in the center of the site south of the igloos consistent with Alternative 1
 - Warehousing / Additive Manufacturing which could also incorporate an educational component consistent with Alternatives 1 and 3
- Healthcare was identified both as a service for on-site emergencies near the primary entry for ease of road access and as a potential manufacturing focus

Student Workshop Table Exercises





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Public Meeting 3



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12.30.15 Media Release

Contact: Michael J. Clarkson, Analyst and Project Manager
719-947-3770 mclarkson@puebloplex.com

Draft Plan for PuebloPlex to be Unveiled at Public Meeting



Pueblo, CO: The **Public Draft Redevelopment Plan** for PuebloPlex will be presented at the final Public Redevelopment Plan Meeting scheduled for Wednesday, January 13th at the Pueblo Convention Center, Grand Hall C-West, 320 Central Main Street in Pueblo from 6:00 p.m. until 8:00 p.m. The host for the public meeting, PuebloPlex, will be joined by their consultant, Matrix Design Group, who will present the Public Draft Redevelopment Plan for the PuebloPlex site.

The Public Draft Redevelopment Plan is a culmination of a collaborative planning effort. Two sets of public meetings were conducted in July and September 2015 to introduce the public to the PuebloPlex redevelopment project and to obtain input on the community's land use vision for the site. The Draft Plan is a framework for the redevelopment of nearly 16,000 acres at the Pueblo Chemical Depot. The Redevelopment Plan recommends strategies tailored to achieve PuebloPlex redevelopment goals for improving economic opportunity, expanding the tax base, and promoting public safety.

A 30-day public review of the Draft Plan will begin on January 11, 2016 and will conclude on February 9, 2016. The **Public Draft Redevelopment Plan** and guidance for submitting comments will be available beginning January 11th on the project website at: www.puebloplexredevelopmentplan.com.

Public Meeting 3 Newspaper Advertisement

PUBLIC MEETING #3: *Draft Plan Presentation*



Draft Plan for PuebloPlex to be Unveiled at Upcoming Public Meeting

**Wednesday,
January 13, 2016
6:00-8:00 pm**

Pueblo Convention Center
Grand Hall C-West
320 Central Main Street
Pueblo, CO 81003

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*For More Information, Michael J. Clarkson, Analyst and Project Manager
Contact: 719-947-3770 mclarkson@puebloplex.com*

www.PuebloPlexRedevelopmentPlan.com

Public Meeting 3 Flyer

PUBLIC MEETING #3: *Draft Plan Presentation*

 **REDEVELOPMENT PLAN**
FOUNDATION FOR THE FUTURE



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www.PuebloPlexRedevelopmentPlan.com

Session viewable at: <https://www.youtube.com/watch?v=h91eQ-sFCn4&feature=youtu>.

Public Meeting 3 Post Card

PUBLIC MEETING #3: *Draft Plan Presentation*



Draft Plan for PuebloPlex to be Unveiled at Upcoming Public Meeting

**SAVE
THE
DATE**

**Wednesday
January 13, 2016
6:00-8:00 pm**

Pueblo Convention Center
Grand Hall C-West
320 Central Main Street
Pueblo, CO 81003

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www.PuebloPlexRedevelopmentPlan.com

PUBLIC DRAFT
**PuebloPlex Redevelopment Plan
& Homeless Submission Plan**

Public Meeting #3
January 13, 2016



Meeting Agenda

- Introductions
- Project Overview
- Public Input
- Draft Redevelopment Plan
- Draft Homeless Assistance Submission
- Public Review
- Questions and Answers

Slide 2

PROJECT OVERVIEW

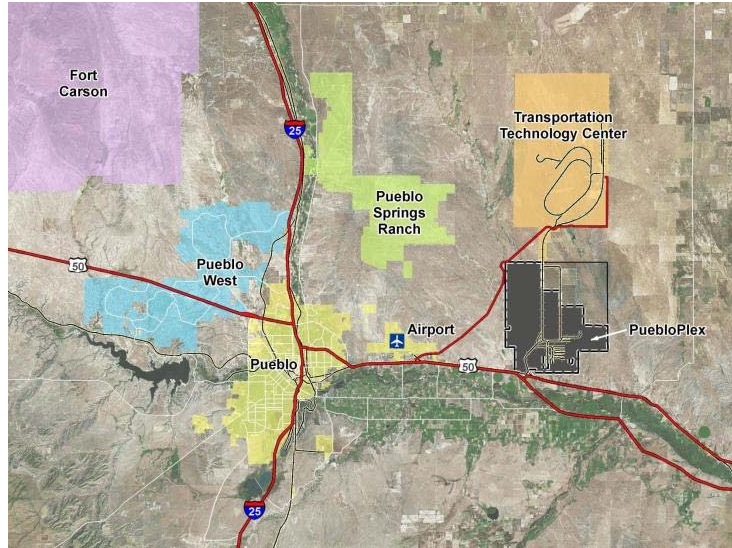
Slide 3

Background

- 1942 The Army's Pueblo Chemical Depot was established
 - *Was one of nine Army installations for storage of chemical weapons housing eight percent of the nation's original chemical weapons stockpile.*
- 1988 Pueblo Chemical Depot was realigned by Congress as part of the first Base Realignment and Closure Act (BRAC)
- 1994 Pueblo Depot Activity Development Authority (PDADA) was created by the Colorado legislature
- 1995 Federal Govt. formally recognized the PDADA as the Local Redevelopment Authority (LRA) for the Depot
 - *The Authority was rebranded **PuebloPlex** and is marketing the Depot for reuse.*
- 2013 The Army formally declared 15,847 acres as surplus property

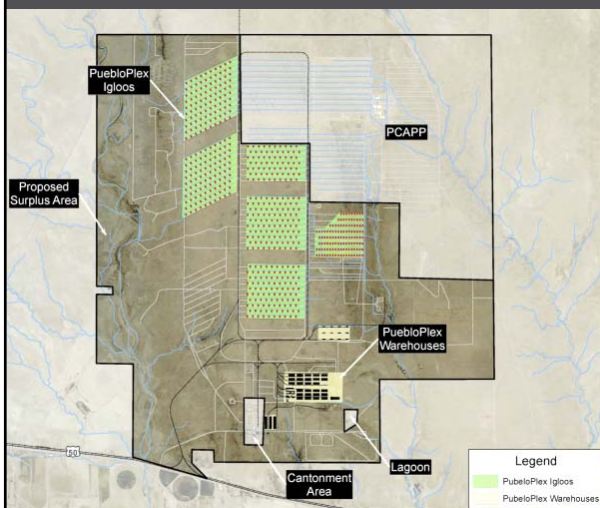
Slide 4

Where is the Project Located?



Slide 5

PuebloPlex



Slide 6

Existing Assets

- 15,847 acres
- 125+ habitable structures
- 620 storage igloos
- 3.1M+ SF of facilities
- 137 miles - paved roadways
- 39 miles - on-site rail

Why is this Project Important?

- **PuebloPlex has the opportunity to....**
 - Be one of the largest redevelopment opportunities in the US
 - Attract world – wide investments to this region
 - Create jobs for the Pueblo community
 - Provide the basis to attract and retain talent and skills within your community
 - Be a catalyst for new economic development within the Pueblo Region
 - Increase the tax base for the community
 - Improve unemployment rate

Slide 7

What is the Project Schedule?

12 Month Planning Process

April 2015	Data Collection / Analysis / Assessment of Existing Conditions
June 2015	Public Visioning Meeting
Summer 2015	Development of Land Use Alternatives
Sept 2015	Public Land Use Alternatives Meeting
▶ Jan 2016	Draft Redevelopment Plan/Homeless Assistance Submission
Feb 2016	Final Plan & Homeless Assistance Submission
Mar 2016	Implementation Strategy

Slide 8

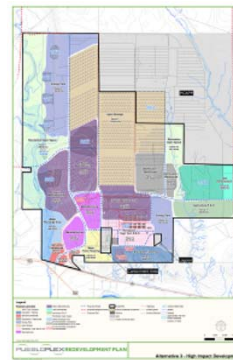
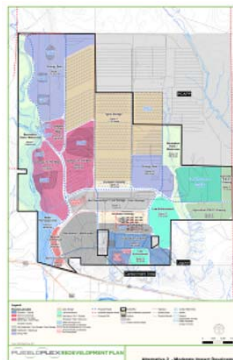
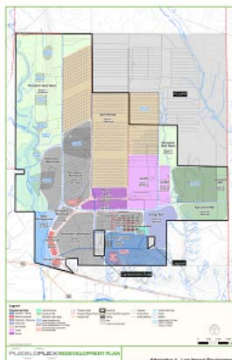
PUBLIC INPUT – PLAN DEVELOPMENT

Slide 9

Public Input – Plan Alternatives

Land Use Alternatives

Low Development Impact	Moderate Development Impact	High Development Impact
------------------------	-----------------------------	-------------------------



Slide 10

Public Input – Redevelopment Plan

Public Meeting Land Use Plan Table Exercise

- 13 plans developed by the public
- Types of land uses reflected in plans developed during the exercise
 - Manufacturing – 8 of 13 plans
 - Distribution / Warehousing – 8 of 13 plans
 - Law Enforcement – 10 of 13 plans
 - Education / Training – 9 of 13 plans
 - Majority included areas for Recreation / Open Space, passive and active uses – trails, motocross, equine trails, and camping

Slide 11

DRAFT REDEVELOPMENT PLAN

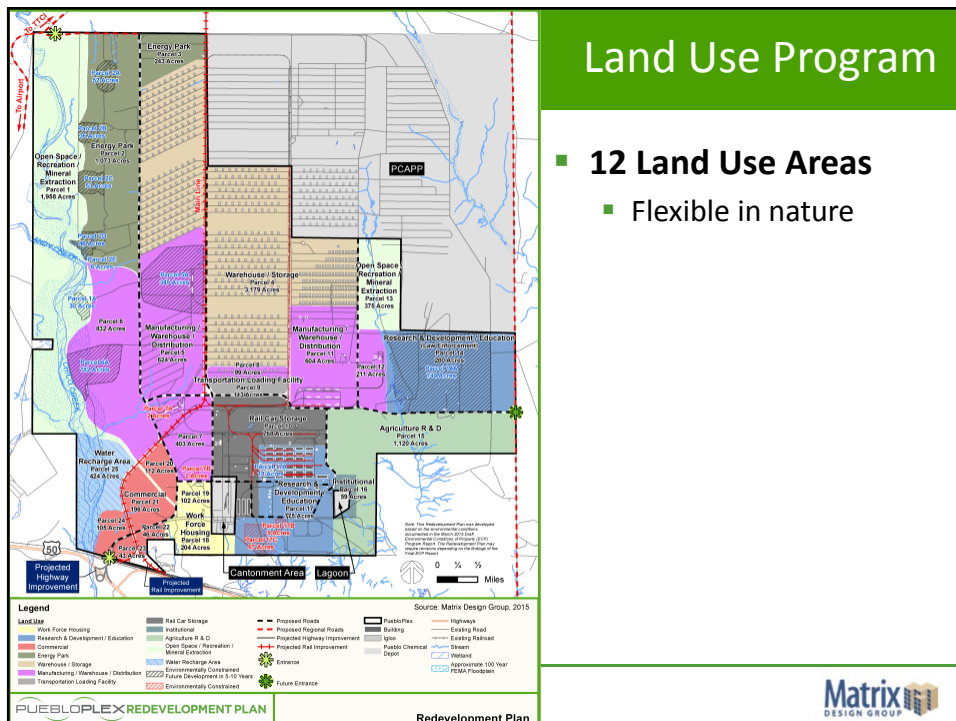
Slide 12

Draft Redevelopment Plan

Draft Redevelopment Plan based on:





- Economic and Market Analysis
- Area Demographics (Workforce)
- Off-Site Conditions and Influences
- On-Site Existing Conditions (Facility / Infrastructure Assets)
- Development Suitability
- Land Use Flexibility

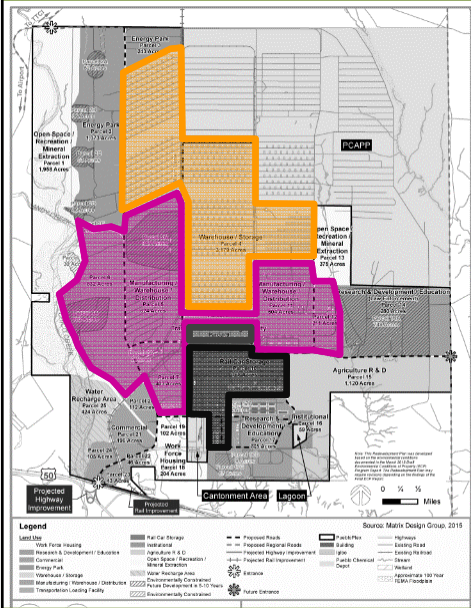
Slide 13



Industrial Uses


Industrial uses are clustered in the center of the site where they are buffered from the surrounding community but can leverage the internal infrastructure and transportation network:

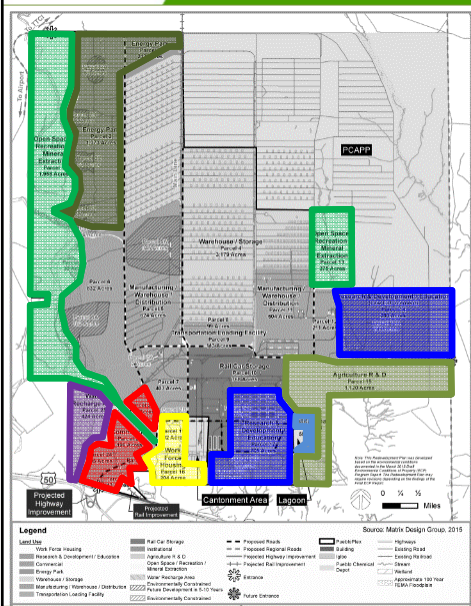
-  Manufacturing / Warehouse / Distribution
-  Warehouse / Storage
-  Rail Car Storage
-  Transportation Loading Facility



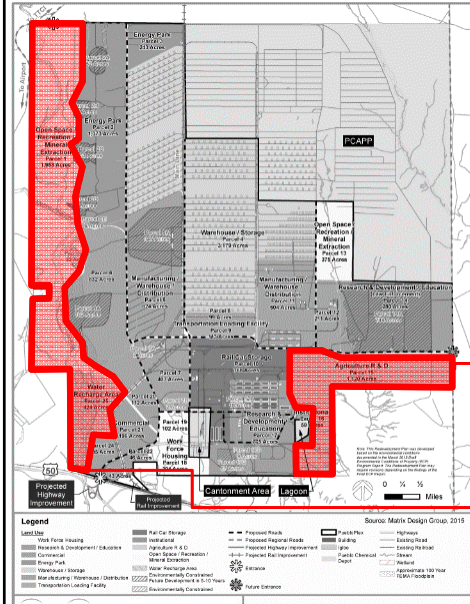
Non-Industrial Uses

Non-industrial uses are sited along the periphery:

-  Research & Development / Education
-  Commercial
-  Workforce Housing
-  Institutional
-  Energy Park
-  Agriculture Research & Development
-  Open Space / Recreation
-  Water Recharge



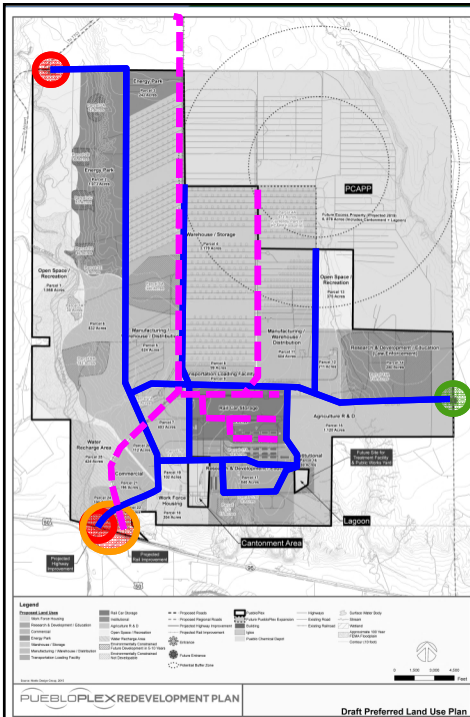
Land Use Buffers





Agriculture provides buffer to Pueblo County to the east including Town of Boone

Open Space / Recreation and Water Recharge Areas provide buffer to Pueblo County to the west


Circulation Plan




Site Access

Existing entrance 
proposed new east entrance 

Circulation Network

Proposed Arterial Roadway ()
22 miles

Improved rail ()
23 miles

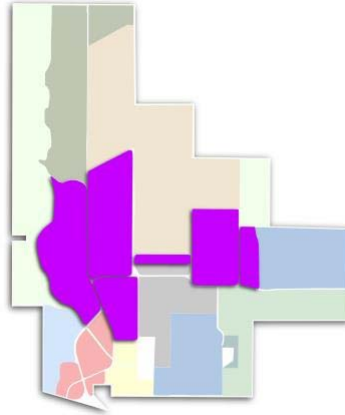
New Interchange

New US Highway 50 interchange 

Land Use Program

Manufacturing / Warehousing / Distribution

- 3,304 acres
- 22% of PuebloPlex
- Consists of 10 contiguous parcels
- Centrally located with road and rail networks
- Buffered to limit off-site impacts



Slide 19

Land Use Program

Manufacturing / Warehousing / Distribution

- | | |
|---|---|
| <ul style="list-style-type: none"> ■ Composite and steel fabrication ■ Plastic and plastic products, mfg., wholesale ■ Farming and construction equipment ■ Computer equipment, hardware, software, mfg., wholesale ■ Manufactured homes, mfg., wholesale ■ Medical equipment and devices ■ Contractor's equipment and supplies, retail, wholesale ■ Rail cars ■ Engines ■ Furniture ■ Electronics ■ Home furnishings ■ Clothing | <ul style="list-style-type: none"> ■ High tech research & development ■ Book binding and publishing ■ Assembly ■ Large scale warehousing ■ Building construction ■ Recycling facilities ■ Free trade zone ■ FEMA storage ■ Motor freight company garage ■ Grain storage ■ Service garage ■ Truck parking ■ Telemarketing |
|---|---|

Secondary Uses

- Commercial
- Warehouse / Storage
- Rail Car Storage
- Research & Development / Education

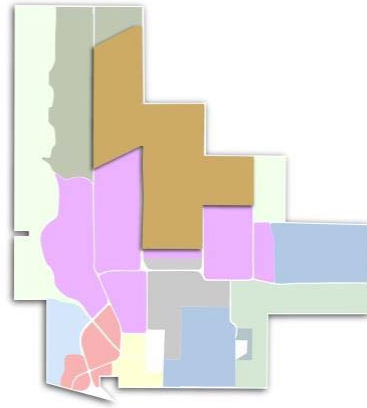


Slide 20

Land Use Program

Warehouse / Storage

- 3,179 acres
- 20% of PuebloPlex
- Includes 600+ storage igloos
- Second largest area in the Redevelopment Plan



Slide 21

Land Use Program

Warehouse / Storage

- Administrative support services
- Computer and server storage
- Document storage
- Agricultural production, research & development
- Food / beverage storage
- Personal Storage

Secondary Uses

- Manufacturing / Warehouse / Distribution
- Energy Park

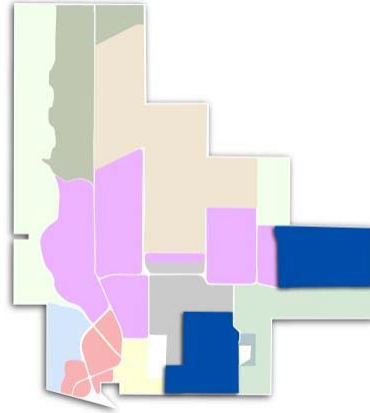


Slide 22

Land Use Program

Research and Development / Education

- 1,880 acres
- 12% of PuebloPlex
- Consists of two noncontiguous areas to accommodate multiple uses



Slide 23

Land Use Program

Research & Development / Education

- | | |
|--|--|
| <ul style="list-style-type: none"> ■ Scientific and medical laboratories ■ Medical research and development ■ Pharmaceutical manufacturing ■ Medical and health services ■ Ambulatory healthcare services ■ Rehabilitation and physical therapy facilities ■ Bioengineering ■ Space launch ■ Aerospace ■ Electronics ■ Technology | <ul style="list-style-type: none"> ■ Extension facilities for educational institutions to include at a minimum universities and junior colleges ■ Administrative and support services ■ Management and public relations ■ Law enforcement training ■ Technical training and certification for: explosives, rail engineering, electrical linemen, drones, and other skills |
|--|--|

Secondary Uses

- Work Force Housing
- Institutional

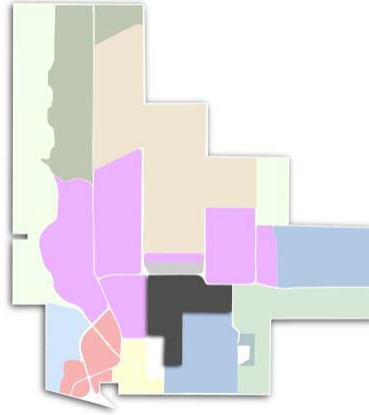


Slide 24

Land Use Program

Rail Car Storage

- 768 acres
- 5% of PuebloPlex
- Central to existing rail infrastructure
- Excellent accessibility to storage and maintenance facilities



Slide 25

Land Use Program

Rail Car Storage

- Rail car storage and maintenance
- Rail car inspection and repair
- Industrial storage
- Rail logistics

Secondary Uses

- Manufacturing / Warehousing / Distribution
- Research & Development / Education

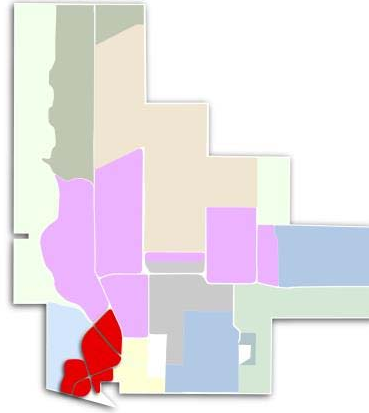


Slide 26

Land Use Program

Commercial

- 459 acres
- 3% of PuebloPlex
- Consists of five contiguous parcels
- Located along primary entry into PuebloPlex
- Supports workers, students, residents, and US Highway 50 motorists
- Gateway to PuebloPlex



Slide 27

Land Use Program

Commercial

- | | |
|--|--------------------------------------|
| ■ General merchandise sales | ■ Financial institutions |
| ■ Retail | ■ Convenience store |
| ■ Drug stores | ■ Entertainment venues |
| ■ Building material and gardening supply | ■ Hotels |
| ■ Health and personal care | ■ Restaurants |
| ■ Medical facilities | ■ Fitness and athletics centers |
| ■ Administrative support services | ■ Animal kennel or veterinary clinic |
| ■ Professional services | ■ Auto and truck service plaza |
| ■ Offices | ■ Motor vehicle and parts dealers |

Secondary Uses

- Manufacturing
- Mixed use commercial / flex space

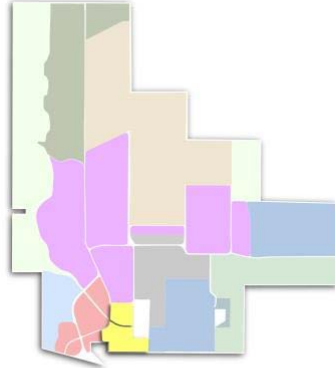


Slide 28

Land Use Program

Work Force Housing

- 306 acres
- 2% of PuebloPlex
- Two contiguous parcels
- Highly accessible to US Highway 50 and southern entrance



Slide 29

Land Use Program

Work Force Housing

- Single family detached homes
- Townhomes
- Condominiums
- Low and mid-rise apartments
- Garden apartments
- Manufactured homes
- Dormitories
- Child care facilities
- Fitness and athletics centers
- Convenience store
- Drug stores
- Restaurants
- Hotels
- Recreation

Secondary Uses

- Commercial
- Mixed-use commercial / housing
- Research & development / educational

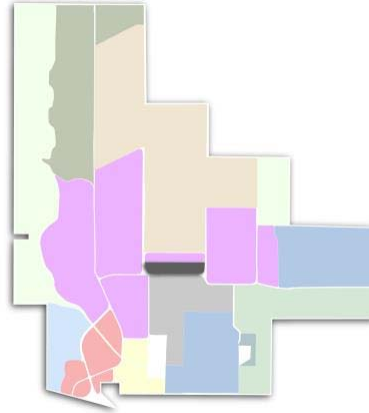


Slide 30

Land Use Program

Transportation Loading Facility

- 113 acres
- 1% of PuebloPlex
- Located at the heart of the site with direct access to road and rail



Slide 31

Land Use Program

Transportation Loading Facility

- Multimodal loading and unloading
- Logistics support
- Storage
- Paint facilities
- Rail car restoration
- Administrative support services
- Offices
- Grain storage facilities

Secondary Uses

- Rail car storage
- Manufacturing / warehouse / distribution

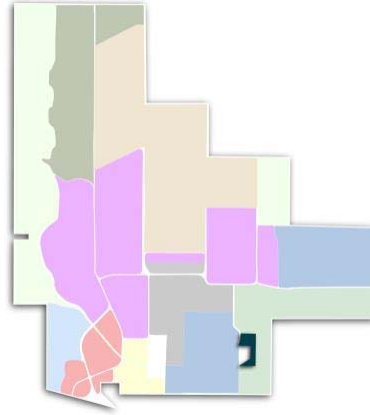


Slide 32

Land Use Program

Institutional

- 59 acres
- <1% of PuebloPlex
- Future community support facilities
- Adjacent to existing evaporative lagoons



Slide 33

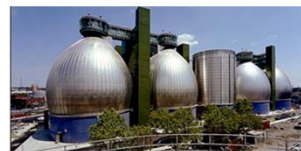
Land Use Program

Institutional

- Wastewater treatment facility
- Maintenance and service facilities
- Government services
- Libraries and museums
- Emergency shelters
- Community center

Secondary Uses

- Research & development / education

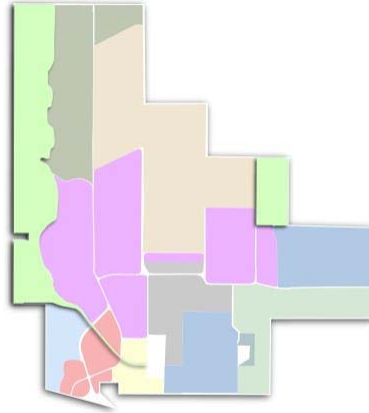


Slide 34

Land Use Program

Open Space / Recreation

- 2,333 acres
- 15% of PuebloPlex
- Preserves natural areas and drainageways
- Two areas to buffer intensive uses from surrounding area



Slide 35

Land Use Program

Open Space / Recreation

- | | |
|-------------------------|----------------|
| ■ Camping | ■ Grazing |
| ■ Motocross | ■ Agriculture |
| ■ Hiking Trails | ■ Golf Courses |
| ■ Equestrian Facilities | ■ Pro Shops |
| ■ Mineral Extraction | ■ Ball Fields |

Secondary Uses

- Energy Park
- Water Recharge Area
- Research and Development / Education

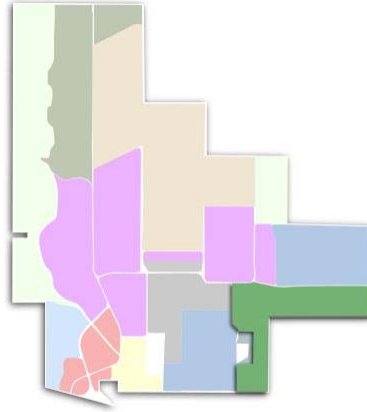


Slide 36

Land Use Program

Agriculture Research and Development

- 1,120 acres
- 7% of PuebloPlex
- Buffer between intensive uses and the surrounding community



Slide 39

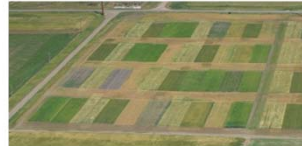
Land Use Program

Agriculture Research and Development

- Production of food, feed, and fiber commodities, livestock and poultry, bees, fruits and vegetables, sod, ornamentals, nursery, and horticultural crops
- Bioenergy and biofuel
- Grazing
- Greenhouses

Secondary Uses

- Research & development / education
- Manufacturing / warehouse / distribution

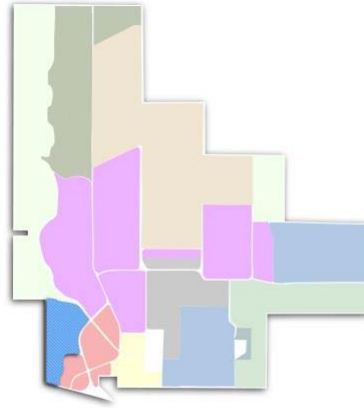


Slide 40

Land Use Program

Water Recharge

- 424 acres
- 3% of PuebloPlex
- Predominantly wetlands and floodplains associated with Chico Creek
- Can support water augmentation efforts to help meet current and future water needs



Slide 41

Land Use Program

Water Recharge

- Open Space
- Hiking Trails
- Sustainable Agriculture
- Ranching

Secondary Uses

- Open Space / recreation



Slide 42

DRAFT HOMELESS ASSISTANCE SUBMISSION NOTICE OF INTEREST / PUBLIC BENEFIT CONVEYANCE

Slide 43

ification of Interest / Public Conveyance

PuebloPlex received only two Notices of Interest as of the June 11, 2014 submission deadline:

- **Cooperative Care** . . . requested an igloo for storage
 - *The Business Plan submitted was presented to and approved by the PuebloPlex Board of Directors; the Board also agreed to a \$1 annual lease to Cooperative Care until the requested assets can be transferred from the federal government via PuebloPlex.*
- **Pueblo Rescue Mission** . . . Did not to submit required Business Plan for PuebloPlex review and approval

Slide 44

ification of Interest / Public Conveyance

PuebloPlex received one Public Benefit Conveyance (PBC) request as of the June 11, 2014 submission deadline:

- **Joint Law Enforcement Partners** (a joint submission from the Colorado State Patrol, Pueblo County Sheriff's Office, and Pueblo Police Department) . . . requested land and facilities, including 16 storage igloos and two 90,000 square foot buildings.
 - *While the details of this request and its approval have not been finalized, PuebloPlex does not anticipate any conflicts with honoring their requests.*

Slide 45

PUBLIC REVIEW

30-DAY PUBLIC COMMENT PERIOD

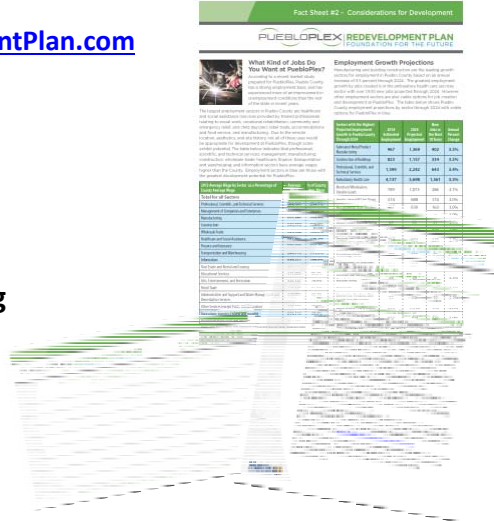
Slide 46

Your Input is Important....Public Involvement

- Project Website
 - www.PuebloPlexRedevelopmentPlan.com
- www.PuebloPlex.com
- Social Media
 - PuebloPlex Twitter
 - PuebloPlex Facebook
- 3 Public Meetings
 - **This is third Public Meeting**



Slide 47



Public Review Comment Period

30-day Public Review Period for Draft Redevelopment Plan
January 11, 2016 to February 9, 2016

Where can you view the Public Draft?

- Electronic copy on project website:
www.puebloplexredevelopmentplan.com
- Hardcopy available for viewing at:
 - City of Pueblo
County Library, Rawlings Main Branch
100 E. Abreindo Avenue, Pueblo CO 81004-4290
 - Avondale
McHarg Park Community Center, Avondale, CO
405 2nd Street, Avondale, CO 81022



Slide 48

Public Review Comment Period

How do you submit comments?

- At this meeting tonight
- On-line – Project Website
- Email
- Fax
- US Postal Service

The screenshot shows a spreadsheet titled 'PUEBLOPLEX REDEVELOPMENT PLAN FOUNDATION FOR THE FUTURE COMMENT TRACKER'. The spreadsheet has columns for 'ID', 'Comments', 'Status', and 'Date Recd.'. The first row contains the following data:

ID	Comments	Status	Date Recd.
1	Comments regarding the project website and the public review comment period.	Open	11/18/11
2			
3			
4			
5			

Comment Tracker

All comments must be submitted in writing (electronically or hard copy) to be considered part of the official record

Slide 49

How Do You Submit Comments ?

- At this meeting tonight

All comments must be submitted in writing on comment cards to be part of official record

The image shows a comment card with the following text:

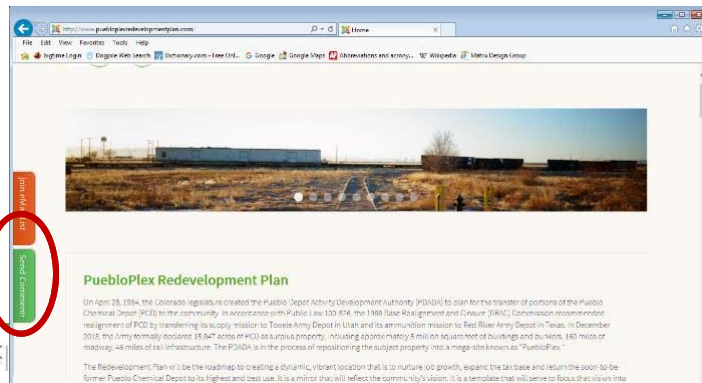
PUEBLOPLEX REDEVELOPMENT PLAN FOUNDATION FOR THE FUTURE

COMMENTS

Slide 50

How Do You Submit Comments?

- **On-Line – Project Website**
 - www.puebloplexredevelopmentplan.com
 - Using the green “Send Comment” tab on left hand side of project website (limited to 1,000 characters)



Slide 51



How Do You Submit Comments?

- **Email**
 - Email to mclarkson@puebloplex.com
- **FAX**
 - Fax to Michael Clarkson at (719) 947-3775
- **US Postal Service**
 - Mail to:
PuebloPlex Redevelopment Plan
c/o Michael Clarkson
PO Box 11467
Pueblo, CO 81001-0467

Slide **All comments must be received in writing by midnight, February 9, 2016**



Questions?



www.puebloplexredevelopmentplan.com

Slide 53

PUEBLOPLEX REDEVELOPMENT PLAN
FOUNDATION FOR THE FUTURE



Your comments are VERY IMPORTANT to the development of this Plan and will be taken into consideration throughout the project duration.

Water is as you commented is a valuable commodity in the State as well as Pueblo County. This is a major component that needs to be addressed in you plan, which really was not. Buying water from the City or Pueblo Board of Waterwork could prove to be very costly now & in the future. This simply a major issue not addressed in you plan even if you're purchasing it.

Wells run dry eventually !!!

Please return this comment form to the registration table or to a project representative.

Your comments are VERY IMPORTANT to the development of this Plan and will be taken into consideration throughout the project duration.

I would like to see an expansion of economic development with the hemp plant. Also, hemp could be use to clean areas of the land via phytoremediation and could be researched. I would like to see an expansion of a partnership with CSU-Pueblo and Research. Last, more detail on growing food via vertical farming, hydroponics, aquaponics, composting / conventional gardening. Perhaps a compost facility.

Please return this comment form to the registration table or to a project representative.

I will email more details...

Your comments are VERY IMPORTANT to the development of this Plan and will be taken into consideration throughout the project duration.

Will there be a group actively
Advertising the Manufacturing area
to the USA at Large to
attract invest Companies to
this area,

Please return this comment form to the registration table or to a project representative.

Trina Spangle

From: PuebloPlex Redevelopment Plan <rick_rust@matrixdesigngroup.com>
Sent: Friday, January 08, 2016 12:08 PM
To: Celeste Werner; Rick Rust; mclarkson@puebloplex.com; Trina Spangle; Patrick Small
Subject: [#20160108190738] Comment from PuebloPlex Website PuebloPlex Redevelopment Plan

Ticket: [#20160108190738]

Name: Chris Allan
e-mail: ssglx2002@aol.com

Comments: I live in the area and am a sports car race fan, having visited road racing courses in several areas of the country. My suggestion is to consider developing a professional (and amateur) sports car road racing complex as part of the plan. I think this location could support a racing venue of this type quite well, partnering with the International Motor Sports Association (IMSA). The location is remote enough to not disturb the neighbors, but close enough to population centers to draw a large crowd of fans, providing a 1st class racing venue to an area that (to my knowledge) doesn't have one. Portions of the depot property also have natural elevation changes that could be worked into the layout.

I drive through the Pueblo airport corridor each day and it appears to me to provide an excellent (and underutilized) area suitable for racing component manufacturers and businesses to set up shop, similar to other good racing venues. And right next to the airport to boot
No charge for this idea!

Page title: [Getting Involved](#)
IP address: 140.153.242.92
Browser: Mozilla 5.0
Operating system: Windows 7
Screen resolution: 1536x864

Patrick Small

Subject: RE: [#20160125053920] Comment from PuebloPlex Website PuebloPlex
Redevelopment Plan

From: PuebloPlex Redevelopment Plan [mailto:rick_rust@matrixdesigngroup.com]

Sent: Sunday, January 24, 2016 10:39 PM

To: celeste_werner@matrixdesigngroup.com; rick_rust@matrixdesigngroup.com; Michael J. Clarkson
<mclarkson@puebloplex.com>; Trina_Spangle@matrixdesigngroup.com; Patrick_Small@matrixdesigngroup.com

Subject: [#20160125053920] Comment from PuebloPlex Website PuebloPlex Redevelopment Plan

Ticket: [#20160125053920]

Name: John Panepinto

e-mail: reginajohn@comcast.net

Comments: I attended the meeting last week and have a suggestion. I am a retired pharmacist and I am not a fan of prescription mail order plans. However, I think you should try to recruit a mail order facility for prescriptions. They require all forms of distribution, air, rail, highway and you have them all. Just visit with Express Scripts at Midtown and get some info.
on their company.

Most of the jobs would be high salaried positions.

Thanks

John P

Page title: [Home](#)

IP address: 50.183.248.198

Browser: Mozilla 5.0

Operating system: Windows 7

Screen resolution: 1680x1050

Patrick Small

Subject: RE: [#20160128180553] Comment from PuebloPlex Website PuebloPlex Redevelopment Plan

From: PuebloPlex Redevelopment Plan [mailto:rick_rust@matrixdesigngroup.com]

Sent: Thursday, January 28, 2016 11:06 AM

To: celeste_werner@matrixdesigngroup.com; rick_rust@matrixdesigngroup.com; Michael J. Clarkson <mclarkson@puebloplex.com>; Trina_Spangle@matrixdesigngroup.com; Patrick_Small@matrixdesigngroup.com

Subject: [#20160128180553] Comment from PuebloPlex Website PuebloPlex Redevelopment Plan

Ticket: [#20160128180553]

Name: Laura Leyba

e-mail: speedy14inperu@hotmail.com

Comments: We should have a recycling center, and businesses that deal with clean water and conservation, for example water filtration systems. This will continue to be a global issue.

Page title: [What is the PuebloPlex Redevelopment Plan?](#)

IP address: 67.190.90.144

Browser: Safari 9.0

Operating system: iPhone OS 9_2_1

Screen resolution: 320x568

Patrick Small

Subject: RE: [#20160210064506] Comment from PuebloPlex Website PuebloPlex
Redevelopment Plan

From: PuebloPlex Redevelopment Plan [mailto:rick_rust@matrixdesigngroup.com]

Sent: Tuesday, February 9, 2016 11:45 PM

To: celeste_werner@matrixdesigngroup.com; rick_rust@matrixdesigngroup.com; Michael J. Clarkson
<mclarkson@puebloplex.com>; Trina_Spangle@matrixdesigngroup.com; Patrick_Small@matrixdesigngroup.com

Subject: [#20160210064506] Comment from PuebloPlex Website PuebloPlex Redevelopment Plan

Ticket: [#20160210064506]

Name: Dr. Kelly Gehlhoff

e-mail: kellyphgs@gmail.com

Comments: According to the farmers in the County, there is a need for housing for their migrant workers and transportation between this housing and the farms.

Pueblo Plex could become a food hub based upon controlled-environment agriculture being placed in the igloos, demonstrating new forms of sustainable urban farming supporting small business models. Also, there is great interest in seeing hemp used for phytoremediation of the land thereafter, and companies that will want to use the hemp for local processing into other value-added products. Ideally, this site could become an eco-tourism stop along the Pueblo County farming route, known for its innovation and connection to the university. CSU-Pueblo could be sending student interns to do research at these facilities on indoor plant production. I have proposed the college (CSU-Pueblo) build new greenhouses on campus, but this satellite project could suffice to put Pueblo on the map in a unique way (studying edible crops, not just marijuana).

Page title: [Home](#)

IP address: 71.196.251.197

Browser: Chrome 48.0

Operating system: Windows 7

Screen resolution: 1024x768

Public Meeting 3 Questions Recorded

Participant Questions

As part of Public Meeting 3, participants were provided an opportunity to ask questions following the Redevelopment Plan presentation. The following is a summary of the questions and responses.

- Question: *Will the public comments be public?*

Answer: Yes, all comments received during the Public Review Period will be published on the project website along with their corresponding responses. Comment submitters will remain anonymous.

- Question: *Did the Plan eliminate the large area for police training on the east side of the property from the Plan?*

Answer: No, there are still two areas allocated for law enforcement and research and development. There is a set aside of up to 1,880 acres for education, research and development and law enforcement training. The Plan provides flexibility and broad land uses intended to accommodate a wide range of uses.

- Question: *Who owns the property?*

Answer: PuebloPlex is currently owned by the US Army. Within the next 18 to 24 months, PuebloPlex, a political subdivision of the State of Colorado will begin acquisition of the PuebloPlex property. PuebloPlex will then take ownership of the property and sell, lease, or facilitate improvement of the property for private development.

- Question: *Has the issue of water availability been resolved?*

Answer: PuebloPlex recognizes that water is probably the most precious commodity in the State of Colorado, and can be a challenge at different times and different years based on drought. The water rights on the property are junior water rights and will require augmentation from other sources such as the City of Pueblo. This would require additional infrastructure and cost. PuebloPlex is still working through the details on the water provision for the redevelopment. During the next stage of the project – the Implementation Phase, PuebloPlex will evaluate how to best address water at the site, which is critical to attract industry.

- Question: *With the Rail Car Storage area, will there be areas for the repair of rail cars and for research and development of new technology that's coming to the rail industry?*

Answer: The Rail Car Storage area will likely be one of those private ventures that evolve over time. Though there is currently a rail provider onsite, the idea is for rail to become an important commerce component, which provides storage, repair, and rail operations as primary functions on the site. Any industrial complex is going to be limited if it doesn't have the capacity and the access and egress that rail provides. This site is very well suited because of the presence of rail. As industry grows at the site, investments will need to be made to improve not only rail, but all manner of the industrial complex. PuebloPlex is currently engaged in rail car storage, and getting in the rail logistics business and rail car repair working with International Engineering,

and just completed a pilot test on some small repairs on approximately five tanker cars currently on the Depot. Rail is definitely in the future for PuebloPlex and probably one of the first industries that will monetize and locate to the Depot.

- Question: *What are the existing utilities onsite?*

Answer: The site currently has electrical, natural gas, and a very robust fiber network. Water is provided through a system of 11 wells on the site and for the time being will be the onsite source of water. There is no active wastewater treatment plant; wastewater is processed through an evaporative lagoon system. As the redevelopment evolves into implementation and a business plan is developed, utilities will need to be studied and funding mechanisms sought to put these items in place and to build out. Because buildout is over the course of 100+ years and the redevelopment is in its infancy, job creation will take time; this is not a scenario where 10,000 jobs will be locating at the PuebloPlex within the next one to two years. It's going to be a long eventual process, but the foundation needs to be laid. The Redevelopment Plan is the first step of the process. Later this year PuebloPlex will morph into an implementing organization that begins to study and develop business plans that reflect more detailed information on infrastructure and a strategy to implement the Redevelopment Plan to make it a reality.

- Question: *How does this large development impact work relative to other developments in county?*

Answer: When the economics of projects are evaluated, the intent is not to “steal from Peter to pay Paul.” The kinds of uses that are going to be developed at PuebloPlex are probably larger in terms of scale, though they can be small, but the types of attributes are probably different from some of the existing industrial complexes. The goal is not to create a competitive situation with other industrial complexes in the Pueblo area. Ideally, they can feed each other many different ways. Some activities that can't be done at PuebloPlex, in terms of the industrial complex probably can be accomplished at other sites from the heavy industry standpoint. And like with transshipment, most of the other sites are close to the highways, but not so much the airport and rail. They can be very complimentary in nature.

PuebloPlex works very closely with PEDCO, Pueblo County's economic development organization, and the City of Pueblo to bring new businesses to the region. An example is the recent United Launch Alliance initiative at the Airport Industrial Park, which is being supported at PuebloPlex. There are a lot of synergies by working together, but it is not the intention of PuebloPlex to relocate businesses away from the Airport Industrial Park. This Redevelopment Plan is designed to work collaboratively with all stakeholder groups and to really bring new business and new industry to Pueblo.

- Question: *Have you considered creating a Special District, and it looks like one of the better options in terms of becoming a governmental entity?*

Answer: In the Implementation Phase, that is going to be one of the most important and complex details that has to be addressed. The amount of infrastructure that is not at PuebloPlex today but necessary to foster development will require both public and private investment. Over the course of similar developments, a little bit of public investment can spare a lot of private sector investment, which is what can be

accomplished at PuebloPlex to solve a lot of the complex infrastructure problems and get construction started to create development velocity. The idea is not to foot the bill for the development on the back of the existing residents or the existing tax payers but to make something better than it is today, so that collectively PuebloPlex and the community share the new revenue and new tax base, and get a better public infrastructure out of it as well.

All of those tools will be looked at in a pro forma, and that pro forma will dictate when and if bonding has to happen and if impact fees are applied when land is sold. The Implementation Phase is when details will be calculated – not only how many dollars of investment have to be made, but when they get made and who is going to be making the investments today. If done really well, the development velocity will exceed the standard absorption curve, and more people will want to invest.

- Question: *Are there limitations or exclusions on marijuana growth?*

Answer: The property is currently owned by the US Army, which means it is federal property, so no marijuana or hemp is allowed at this point in time.

The Agricultural Research and Development portion of the property holds the possibility for medical marijuana research, hemp research, etc., at such a time when PuebloPlex retains ownership of the property. This would also be dependent on whether this type of development would be compatible with surrounding uses at the Depot, but it is definitely not out of the realm of possibility.

- Question: *Projections of job creation?*

Answer: There is a long term buildup of a 100+ years for the full redevelopment potential of the property. As the project moves into implementation, the Implementation Plan will provide more statistics on potential. However, at this time, statistics are providing a best guess based on trends across the county. The Market Study identifies market sectors and the projection on how this community and property competes for those jobs both within the State of Colorado, and within the nation. For example, the steel manufacturing capacity and capability in Pueblo has a 3.4% advantage over the State of Colorado based on the attributes of the site. That doesn't mean PuebloPlex is going to necessarily attract 3.4% more jobs than somewhere else, but that when entering implementation, there will be focus on the elements that need to be in place in terms of water supply, structures, and access to make that a reality. As part of the next phase of work, an economic development conveyance (EDC) application will need to be prepared which requires a tally of all jobs, by absorption and year. The EDC will provide a specific number of projected jobs and good number for testing.

One of the other great things about this community is the low wage rates. PuebloPlex desires to raise the wage rates in Pueblo County, and places with low wage rates serve as an attractant for new business. People will come to an area because of the low wage rates, and that typically causes wage rates to escalate over time.

- Question: *What role did higher education play in plan development process?*

Answer: As part of the redevelopment planning process PuebloPlex conducted public meetings and focus groups which included individuals from both the Pueblo Community College and Colorado State University-Pueblo (CSU-Pueblo). These higher

education institutions are going to have to be very involved during the implementation process. The Pueblo Community College can provide assistance with law enforcement training, work force training, and bringing folks out to get the work force up to speed on any new businesses that may locate at PuebloPlex. The CSU-Pueblo can assist in a myriad of areas related to infrastructure improvements and educational research and development.

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Public Review Period Comments

PUBLIC COMMENTS RECEIVED DURING the PUBLIC REVIEW PERIOD
For the
PUBLIC DRAFT PUEBLOPLEX REDEVELOPMENT PLAN

Comment Number	Document Location	Concerns / Comments	Redevelopment Planning Team Response
Provide information on the location of your concern / comment in the document. <ul style="list-style-type: none"> ▪ Section / Chapter number ▪ Page number ▪ Table or Figure number ▪ Paragraph on page If you have more concerns / comments than lines provided below, just click Table / Insert / Rows Above (or Rows Below) on the menu in Microsoft Word.			
Comments received on Comment Cards at meeting			
1	General	<p>Water as you commented is a valuable commodity in the start as well as Pueblo County. This is a major component that needs to be addressed in your plan, which really was not, Buying water from the city or Pueblo Board of Waterworks could prove to be very costly now and in the future. This simply is a major issue not addressed in your plan even if you're purchasing it.</p>	<p>The redevelopment of PuebloPlex is a multi-phase approach, roughly following the steps below:</p> <ol style="list-style-type: none"> i. Assess assets / liabilities of the base and determine high-level potential uses (which is the purpose of this Redevelopment Plan); ii. Determine, based on a financial analysis, if the redevelopment of the property can be financially beneficial to the community. iii. If the business case supports a financial community benefit, the property will be legally transferred to PuebloPlex, tentatively beginning in 2016 through 2019. iv. PuebloPlex will then begin the business development phase – seeking investment in the redevelopment of the property. <p>PuebloPlex acknowledges that water is critical to the successful implementation of the Redevelopment Plan and that outside sources will be required to attract and sustain development. The Redevelopment Plan discusses the existing condition relative to water supply at PuebloPlex. Quantifying supply, demand and cost of water provision alternatives to determine the most economical solution will be considered in Step ii. above, and will factor into the business development approach in Step iv.</p>

PUBLIC COMMENTS RECEIVED ON PUEBLOPLEX REDEVELOPMENT PLAN

Comment Number	Document Location	Concerns / Comments	Redevelopment Planning Team Response
	Provide information on the location of your concern / comment in the document. <ul style="list-style-type: none"> ▪ Section / Chapter number ▪ Page number ▪ Table or Figure number ▪ Paragraph on page 	If you have more concerns / comments than lines provided below, just click Table / Insert / Rows Above (or Rows Below) on the menu in Microsoft Word.	
2	General	Will there be a group actively advertising the manufacturing area to the USA at large to attract invest companies to this area?	<p>The redevelopment of PuebloPlex is a multi-phase approach, roughly following the steps below:</p> <ul style="list-style-type: none"> i. Assess assets / liabilities of the base and determine high-level potential uses (which is the purpose of this Redevelopment Plan); ii. Determine, based on a financial analysis, if the redevelopment of the property can be financially beneficial to the community. iii. If the business case supports a financial community benefit, the property will be legally transferred to PuebloPlex, tentatively beginning in 2016 through 2019. iv. PuebloPlex will then begin the business development phase – seeking investment in the redevelopment of the property. <p>Business attraction will be a key element of the business development activity in Step iv. above, where targeted uses and a deliberate marketing approach will be robustly defined and pursued.</p>
3	General	I would like to see an expansion of economic development with the hemp plant. Also, hemp could be used to clean areas of the land via phytoremediation and could be researched. I would like to see an expansion of a partnership with CSU-Pueblo and Research. Last, More detail on growing food via vertical farming, hydroponics, aquaponics, composting / conventional gardening. Perhaps a compost facility.	<p>The redevelopment of PuebloPlex is a multi-phase approach, roughly following the steps below:</p> <ul style="list-style-type: none"> i. Assess assets / liabilities of the base and determine high-level potential uses (which is the purpose of this Redevelopment Plan); ii. Determine, based on a financial analysis, if the redevelopment of the property can be financially beneficial to the community. iii. If the business case supports a financial community benefit, the property will be legally transferred to PuebloPlex, tentatively beginning in 2016 through 2019. iv. PuebloPlex will then begin the business development phase – seeking investment in the redevelopment of the property. <p>Though contemplating broad uses for the property is part of the Step i. above, targeted uses will be more robustly pursued in Step iv. The suggestion of multiple uses involving hemp including production and applied research, food production alternatives and composting of organic material is compatible with the broad uses proposed within the 12 Land Use Areas in the Redevelopment Plan. These uses will be “bookmarked” for consideration when</p>

PUBLIC COMMENTS RECEIVED ON PUEBLOPLEX REDEVELOPMENT PLAN

Comment Number	Document Location	Concerns / Comments	Redevelopment Planning Team Response
	Provide information on the location of your concern / comment in the document. <ul style="list-style-type: none"> ▪ Section / Chapter number ▪ Page number ▪ Table or Figure number ▪ Paragraph on page 	If you have more concerns / comments than lines provided below, just click Table / Insert / Rows Above (or Rows Below) on the menu in Microsoft Word.	
3 Cont'd			PuebloPlex enters the business development phase. Leveraging partnerships with local institutions to establish synergistic opportunities is consistent with and encouraged in the Redevelopment Plan. Discussions have begun and will continue to be pursued in Step iv. as part of the business development phase.
Comments received via online website			
4	General	<p>I attended the meeting last week and have a suggestion. I am a retired pharmacist and I am not a fan of prescription mail order plans. However, I think you should try to recruit a mail order facility for prescriptions.</p> <p>They require all forms of distribution, air, rail, highway and you have them all. Just visit with Express Scripts at Midtown and get some info. on their company.</p> <p>Most of the jobs would be high salaried positions.</p> <p>Thanks</p>	<p>The redevelopment of PuebloPlex is a multi-phase approach, roughly following the steps below:</p> <ol style="list-style-type: none"> i. Assess assets / liabilities of the base and determine high-level potential uses (which is the purpose of this Redevelopment Plan); ii. Determine, based on a financial analysis, if the redevelopment of the property can be financially beneficial to the community. iii. If the business case supports a financial community benefit, the property will be legally transferred to PuebloPlex, tentatively beginning in 2016 through 2019. iv. PuebloPlex will then begin the business development phase – seeking investment in the redevelopment of the property. <p>Though contemplating broad uses for the property is part of the Step i. above, targeted uses will be more robustly pursued in Step iv. The suggestion of a mail order facility is compatible with the broad uses proposed within the 12 Land Use Areas in the Redevelopment Plan and will be "bookmarked" for consideration when PuebloPlex enters the business development phase.</p>
5	General	<p>We should have a recycling center, and businesses that deal with clean water and conservation, for example water filtration systems. This will continue to be a global issue.</p>	<p>The redevelopment of PuebloPlex is a multi-phase approach, roughly following the steps below:</p> <ol style="list-style-type: none"> i. Assess assets / liabilities of the base and determine high-level potential uses (which is the purpose of this Redevelopment Plan); ii. Determine, based on a financial analysis, if the redevelopment of the property can be financially beneficial to the community.

PUBLIC COMMENTS RECEIVED ON PUEBLOPLEX REDEVELOPMENT PLAN

Comment Number	Document Location	Concerns / Comments	Redevelopment Planning Team Response
	<p>Provide information on the location of your concern / comment in the document.</p> <ul style="list-style-type: none"> ▪ Section / Chapter number ▪ Page number ▪ Table or Figure number ▪ Paragraph on page 	<p>If you have more concerns / comments than lines provided below, just click Table / Insert / Rows Above (or Rows Below) on the menu in Microsoft Word.</p>	
<p>5 Cont'd</p>			<p>iii. If the business case supports a financial community benefit, the property will be legally transferred to PuebloPlex, tentatively beginning in 2016 through 2019.</p> <p>iv. PuebloPlex will then begin the business development phase – seeking investment in the redevelopment of the property.</p> <p>Though contemplating broad uses for the property is part of the Step i. above, targeted uses will be more robustly pursued in Step iv. The suggestion of a recycling center and businesses that develop clean water and conservation technologies is compatible with the broad uses proposed within the 12 Land Use Areas in the Redevelopment Plan and will be “bookmarked” for consideration when PuebloPlex enters the business development phase. Because water is a critical resource at PuebloPlex, the quantity of water required for water-related businesses will be contemplated in conjunction with the water needs to support other viable industry and uses.</p>
<p>6</p>	<p>General</p>	<p>According to the farmers in the County, there is a need for housing for their migrant workers and transportation between this housing and the farms.</p> <p>PuebloPlex could become a food hub based upon controlled-environment agriculture being placed in the igloos, demonstrating new forms of sustainable urban farming supporting small business models. Also, there is great interest in seeing hemp used for phytoremediation of the land thereafter, and companies that will want to use the hemp for local processing into other value-added products. Ideally, this site could become an eco-tourism stop along the Pueblo County farming route, known for its innovation and connection to the university. CSU-Pueblo could be sending student interns to do research at these facilities on indoor plant production. I have proposed the college (CSU-Pueblo) build new greenhouses on campus, but this satellite project could suffice to put Pueblo on the map in a unique way (studying edible crops, not just marijuana).</p>	<p>The redevelopment of PuebloPlex is a multi-phase approach, roughly following the steps below:</p> <p>i. Assess assets / liabilities of the base and determine high-level potential uses (which is the purpose of this Redevelopment Plan);</p> <p>ii. Determine, based on a financial analysis, if the redevelopment of the property can be financially beneficial to the community.</p> <p>iii. If the business case supports a financial community benefit, the property will be legally transferred to PuebloPlex, tentatively beginning in 2016 through 2019.</p> <p>iv. PuebloPlex will then begin the business development phase – seeking investment in the redevelopment of the property.</p> <p>Though contemplating broad uses for the property is part of the Step i. above, targeted uses will be more robustly pursued in Step iv. The suggestion of uses, including new and emerging methods of food production, sustainable agriculture, hemp production and processing, along with eco-tourism is compatible with the broad uses proposed within the 12 Land Use Areas in the Redevelopment Plan and will be “bookmarked” for consideration when PuebloPlex enters the business development phase.</p> <p>A 1,120-acre land use area for research-oriented agriculture is included in the Redevelopment Plan to support agriculture research and development.</p>

PUBLIC COMMENTS RECEIVED ON PUEBLOPLEX REDEVELOPMENT PLAN

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	Provide information on the location of your concern / comment in the document. <ul style="list-style-type: none"> ▪ Section / Chapter number ▪ Page number ▪ Table or Figure number ▪ Paragraph on page 	If you have more concerns / comments than lines provided below, just click Table / Insert / Rows Above (or Rows Below) on the menu in Microsoft Word.	
<p style="text-align: center;">6 Cont'd</p>			<p>Workforce Housing is also included as one of the 12 Land Use Areas in the Redevelopment Plan to provide housing to meet local needs. This proposed 306-acre area is sited in the southwestern corner of PuebloPlex adjacent to the Commercial Land Use Area, which would provide access to services and US 50.</p> <p>Leveraging partnerships with local institutions to establish synergistic opportunities is consistent with and encouraged in the Redevelopment Plan. Discussions have begun and will continue to be pursued in Step iv. above as part of the business development phase.</p>

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**Homeless Assistance Submission
Final Public Hearing**

TABLE OF CONTENTS

- I. Public Hearing Advertisement
- II. Board Meeting and Public Hearing Minutes
- III. Board Meeting and Public Hearing Presentation by Matrix Design Group
- IV. Board Approved Resolutions



Public Hearing Advertisement



Public Hearing Scheduled for the Final PuebloPlex Redevelopment Plan and Housing Assistance Submission

SAVE THE DATE! : February 23rd, 2016

You are invited to attend a Public Hearing for the Final PuebloPlex Redevelopment Plan and Homeless Assistance Submission at the PuebloPlex Board Meeting scheduled for Tuesday, February 23rd at 11:00 am, 701 Court Street – First Floor Conference Room, Pueblo, Colorado. At this public hearing the host, the PuebloPlex Board of Directors, will be joined by their consultant, Matrix Design Group, who will present the Final Redevelopment Plan and Homeless Assistance Submission. This is the second of two opportunities for the public to review these completed documents. The public is encouraged to attend and provide feedback and input.

Date: **Tuesday, February 23, 2016**

Time: **11:00 am**

Location: **701 Court Street**

First Floor Conference Room

Pueblo, CO 81003



Board Meeting and Public Hearing Minutes



**BOARD MEETING AND PUBLIC HEARING MINUTES
PUEBLO DEPOT ACTIVITY DEVELOPMENT AUTHORITY dba PUEBLOPLEX
February 23, 2016**

A meeting of the Pueblo Depot Activity Development Authority dba PuebloPlex and Public Hearing was held on February 23, 2016 at the District Attorney's Office – 701 Court Street – First Floor Conference Room.

The meeting was called to order at 11:15 a.m. by Vice Chair Kurt Madic.

ROLL CALL

Directors Present: Ed Brown, Patsy Cresswell, Eileen Dennis, Kurt Madic, Allan McConnell (by phone) and Jason Schierling

Directors Excused: Terry Hart

Associate Directors Present: Laurie Clark

Staff Present: Chris Bolt, Russell DeSalvo, Kris Hartman and Laura Heberly

Others Present: Chris Turner and Patrick Jones, Bethart Turner Attorneys at Law; Irene Kornelly, Kornelly and Associates; Kathryn Cain and Chris Hambric, PCD; Celeste Werner, Matrix Design Group; and Dwight Gardner, Sen. Michael Bennet Regional Director

INTRODUCTIONS

Kurt Madic welcomed new Board member, Ed Brown.

PUBLIC COMMENTS – None

CONSENT ITEMS

Minutes of the January 14, 2015 board meeting.

December 2015 Financials.

Resolutions 16-03 through 16-10 approving subleases as listed on the agenda.

**A MOTION TO APPROVE THE CONSENT ITEMS WAS MADE BY JASON SCHIERLING;
SECONDED BY EILEEN DENNIS AND UNANIMOUSLY CARRIED.**

Irene Kornelly inquired about the number of igloos currently subleased. Russell DeSalvo stated there are approximately 255 igloos leased with 620 on the Master Lease.

ACTION ITEMS

Redevelopment Plan and Homeless Assistance Submission presentation. Celeste Werner presented updates to the board on the final draft redevelopment plan. Celeste Werner explained six (6) public comments were received and responses submitted following a 30 day public review period. Celeste Werner also spoke about the Homeless Assistance Submission (HAS), adding no public comments were received on the HAS. Celeste Werner reviewed next steps including submission and delivery timelines.

Resolution 16-11 approving the redevelopment plan and homeless assistance submission.

PUBLIC COMMENTS – None

**A MOTION TO APPROVE THE ACTION ITEM WAS MADE BY JASON SCHIERLING;
SECONDED BY PATSY CRESSWELL.**

Discussion followed motion and second regarding the redevelopment plan and homeless assistance submission. Russell DeSalvo explained a draft version of the Environmental Condition of Property report has been received, and reviewed by staff and Matrix environmental engineers. Staff and consultants have recommended approval of the redevelopment plan, though the ECP is not in its final form. Chris Hambric commented regarding the ECP, adding the state must concur with the environmental category designations. Russell DeSalvo reminded the board the redevelopment plan is a living document and prior to any transfer of property, a thorough understanding of the environmental conditions of the property to transfer would be known.

MOTION TO APPROVE THE ACTION ITEM WAS UNANIMOUSLY CARRIED.

Resolution 16-12 approving a legally binding agreement for homeless provider services with Pueblo Cooperative Care Center. Chris Turner explained the legally binding agreement has been reviewed and is in good form.

**A MOTION TO APPROVE THE ACTION ITEM WAS MADE BY EILEEN DENNIS;
SECONDED BY JASON SCHIERLING AND UNANIMOUSLY CARRIED.**

Audit RFP Resolution 16-13 accepting the proposal for audit services from Garren, Ross & Denardo, Inc. Kris Hartman provided background on this item, adding two (2) responses were received for consideration. Russell DeSalvo noted both firms have performed audits for us in the past.

**A MOTION TO APPROVE THE ACTION ITEM WAS MADE BY PATSY CRESSWELL;
SECONDED BY JASON SCHIERLING AND UNANIMOUSLY CARRIED.**

Invoice verification and payroll processing. Kris Hartman spoke on this item, proposing change to Ron Goodrich, C.P.A. with McPherson, Breyfogle, Daveline and Goodrich, PC.

**A MOTION TO APPROVE THE ACTION ITEM WAS MADE BY JASON SCHIERLING;
SECONDED BY EILEEN DENNIS AND UNANIMOUSLY CARRIED.**

DISCUSSION ITEMS

Draft Parcel Map – Russell DeSalvo reviewed the draft parcel map, explaining an important next step is to determine the first transfer parcel. Furthermore, Russell DeSalvo explained the first transfer would be a clean transfer, from an environmental standpoint, and would include approximately 5,400 acres. Russell DeSalvo added security aspects will need to be further refined, along with agreements to establish access to the property. Brief discussion regarding rail occurred. BRAC is still awaiting a response from FRA. Russell DeSalvo outlined current daily use of the rail at the Depot.

Russell DeSalvo spoke about Pueblo Chemical Depot transition meeting scheduled March 8, 2016 including PCD, PuebloPlex, BRAC, CMA and CDPHE, in which transfer parcels and next steps will be discussed. Eileen Dennis will attend, representing the board.

Well Augmentation – Russell DeSalvo reviewed well augmentation, explaining PuebloPlex was the successful bidder for approximately 300 acre feet of water from the Pueblo Board of Water Works. This purchase was a request of both the Depot and the Board of Water Works, which will save the Depot money through the end of the year and will assist PuebloPlex in understanding well augmentation work at the Depot in working directly with the Board of Water Works. Approximately \$60,000 in offset funds were used, which the Depot will reimburse.

Russell DeSalvo reported on an offset fund request submitted to the Commander for \$400,000 to cut another 100 igloos.

PRESIDENT'S REPORT

Russell DeSalvo began by thanking consultants and staff in putting together redevelopment plan. Russell DeSalvo also thanked Col. Duncan for his engagement and leadership, highlighting PCD events PuebloPlex has been invited to participate in over the past few weeks including meeting with high ranking Army officials, a town hall meeting, tour with Congressman Tipton and participation in media day.

Russell DeSalvo reviewed recent meetings with Environmental Attorneys who have experience working with CDPHE. OEA is supportive of PuebloPlex having first-rate environmental consulting and counsel, as we work with the state and Army on property transfer.

Russell DeSalvo reviewed next steps following approval of the redevelopment plan beginning with HUD's review of the Homeless Assistance Submission, a 60 day review period. Simultaneously, staff will be working to finalize the first transfer parcel, along with applying for new OEA grant, with the current grant expiring February 29. Russell DeSalvo estimated having new grant in place by April, noting challenge with OEA having implemented new software that will require additional time and training. Staff will also be working to close out the current grant using the new software. Russell DeSalvo reminded the board that PuebloPlex must match 10% of grant funds awarded.

Russell DeSalvo reported he will be attending the upcoming Installation Innovation Forum in South Carolina. Irene Kornelly also plans to attend.

CHAIR REPORT

Kurt Madic reviewed next board meeting scheduled March 10, 2016, as well as ADC conference scheduled June 20-22 in Washington, D.C. Kurt Madic concluded, noting the historic significance of the meeting and approval of the redevelopment plan and homeless assistance submission.

Irene Kornelly mentioned Winds of Warfare documentary that will be shown at the Rawlings Library March 10, 2016.

ADJOURN

The meeting was adjourned at 12:33 p.m.

Recorded and submitted by,



Laura Heberly
Acting Recording Secretary

Jason Schierling
PuebloPlex Secretary-Treasurer



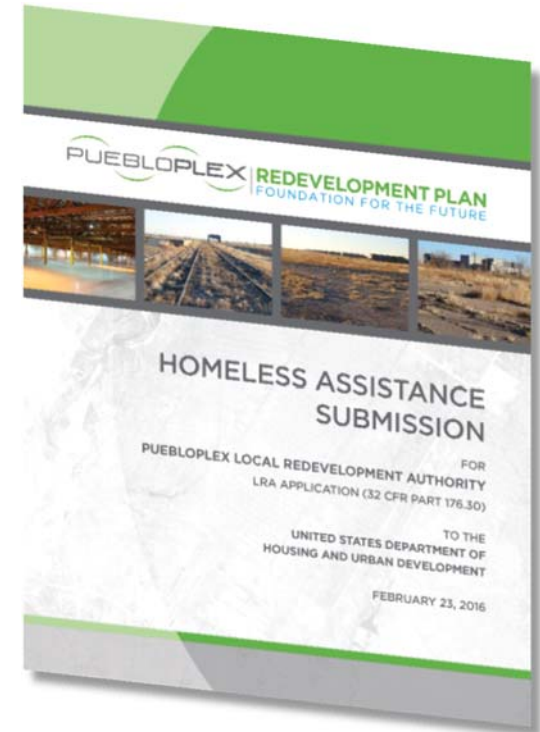
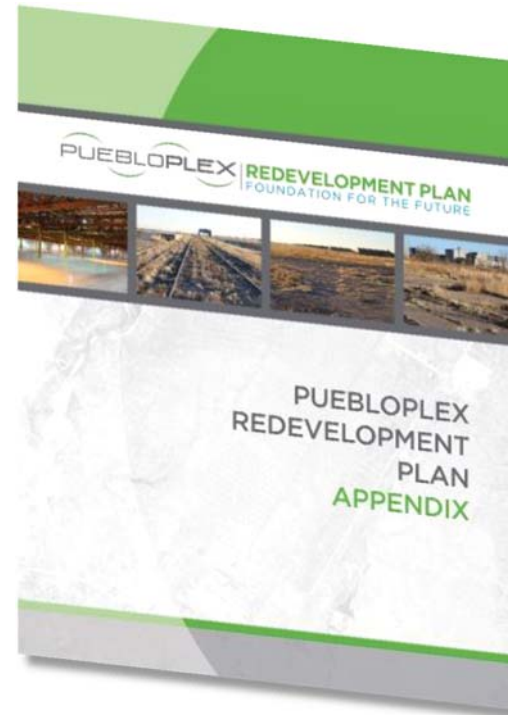
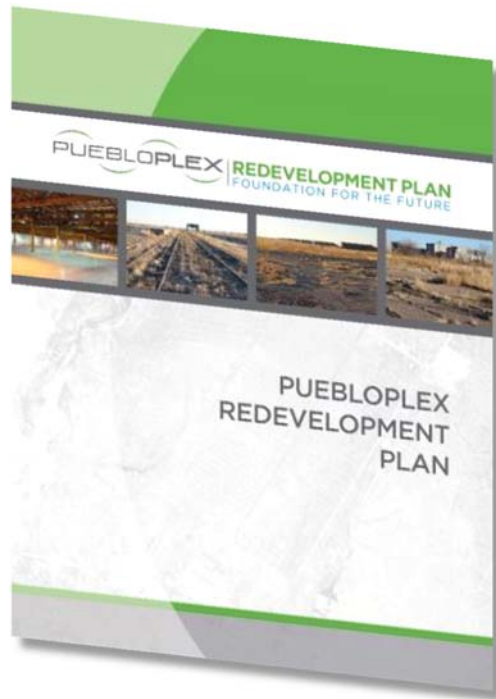
**Board Meeting and Public Hearing Presentation
by Matrix Design Group**

Final Redevelopment Plan Final Homeless Assistance Submission

**PuebloPlex Board Meeting
And Public Hearing
February 23, 2015**

Project Deliverables

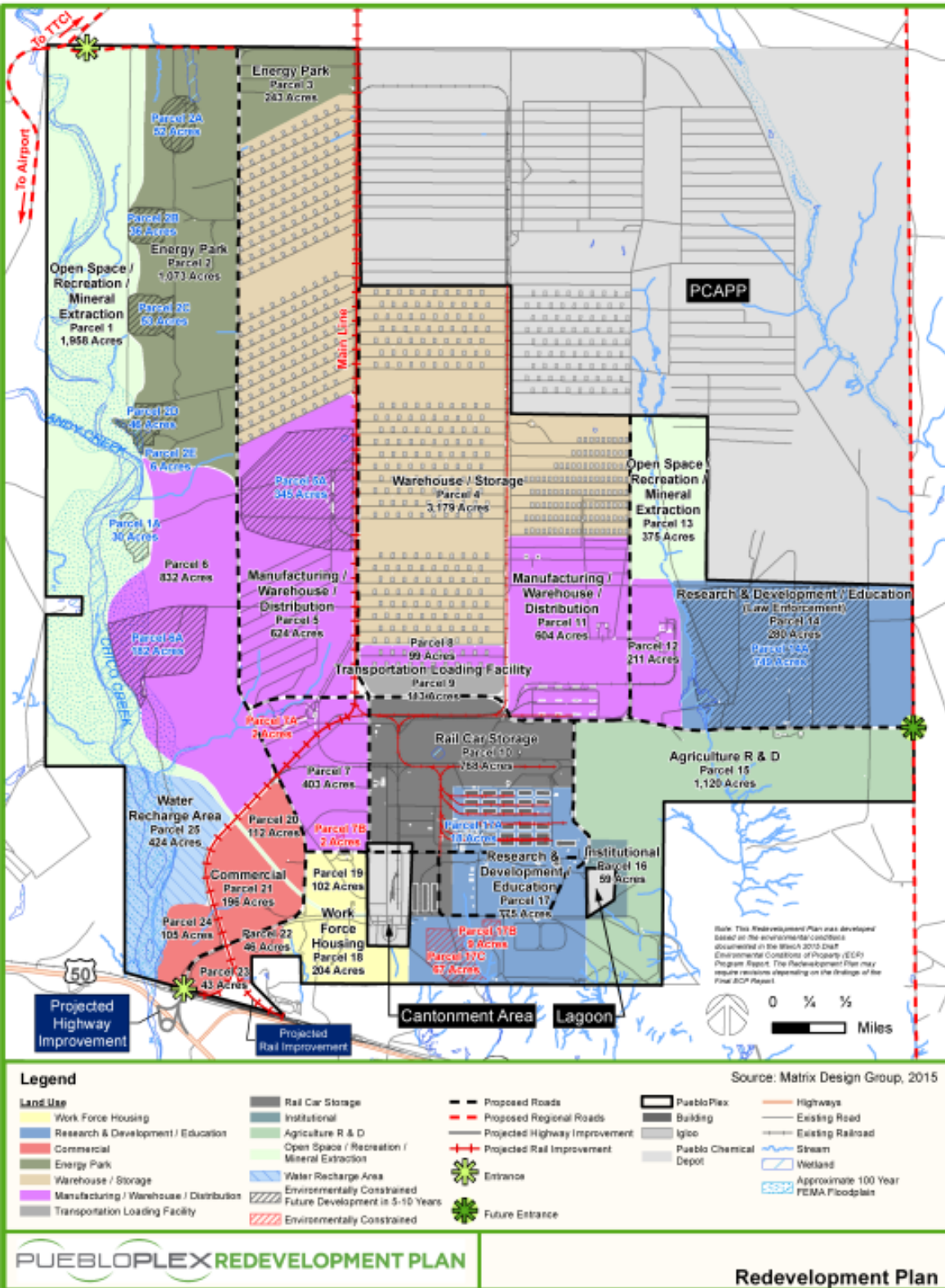
Task Completed



Slide 2

Redevelopment Plan

- **12 Land Use Areas**
 - Flexible in nature
 - Clustered industrial uses
 - Non-industrial uses on periphery
 - Open Space and Agricultural buffers
- **Access improvements**
- **Circulation improvements**
 - Road
 - Rail



Revisions to Public Draft Redevelopment Plan Include:

- Received 6 Public Comments – none that required revisions to the Plan
- Made minor grammatical, spelling and clarification revisions
- Changed PDADA references to PuebloPlex for consistency
- Updated members on PuebloPlex Board
- Updated Redevelopment Plan Executive Summary
- Updated Public Involvement Appendix to include Public Meeting #3

▶ Homeless Assistance Submission

Task Underway

Homeless Assistance Submission

- Homeless Assistance Submission includes:
 - Description of NOI requests
 - Justification to support the requests - Background info demonstrating community need
 - Many facilities address homeless needs in the community but homeless needs continue outweigh the resources
 - Exhibits to support homeless submission
 - Redevelopment Plan
 - County Homeless Statistics
 - Copies of the NOIs
 - Legal Binding Agreement (LBA)
 - Workshop Presentation Materials
 - Public Outreach Documentation
- Submitted for 30-day Public Review and conducted public review meeting:
 - Posted to project website: www.puebloplexredevelopmentplan.com
- No public comments received in regard to the Homeless Assistance Submission

Slide 5

▶ Homeless Assistance Submission

Task Completed

Revisions to Public Draft Homeless Assistance Submission Include:

- Simplified content to improve flow and clarity
- Changed PDADA references to PuebloPlex
- Updated members on PuebloPlex Board
- Updated Redevelopment Plan Executive Summary (Exhibit A)
- Clarified language under NOI process
- Added details from Public Review Meeting #3
- Added language to the Community Feedback section – “...no public comments were received during the public review process...”

Slide 6

▶ Homeless Assistance Submission

Next Steps Requirements:

- Incorporate executed Legally Binding Agreement (LBA) with the Colorado Cooperative Care
- Incorporate PuebloPlex Board resolution accepting Redevelopment Plan and Homeless Assistance Submission
- Letter from Cooperative Care accepting the terms of the LBA
- Need to confirm we need a legal opinion letter from PuebloPlex Legal Council

Slide 7

▶ Homeless Assistance Submission

Next Steps Requirements:

- Submit Homeless Assistance Submission to HUD for delivery on **Friday, February 26, 2016:**
 - 2 copies to HUD Headquarters BRAC Coordinator
 - Linda R. Charest
 - 1 copy to HUD Community Planning and Development Field Office
 - Aaron Gagne
 - 1 copy to Military Department – Army BRAC Office
 - Tom Lederle
 - 1 courtesy copy to OEA
 - Patrick O’Brian
 - 2 copies to PuebloPlex for records

Slide 8



Board Approved Resolutions

RESOLUTION NO. 16-11

A RESOLUTION APPROVING THE REDEVELOPMENT PLAN AND HOMELESS ASSISTANCE SUBMISSION

WHEREAS, the Pueblo Depot Activity Development Authority, d/b/a PuebloPlex, contracted with Matrix Design Group, Inc. in 2015 to prepare a Redevelopment Plan & Homeless Assistance Submission for specific work outlined; and

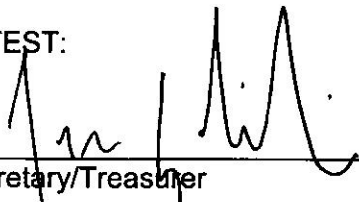
WHEREAS, Matrix Design Group, Inc. has prepared a Redevelopment Plan and Homeless Assistance Submission for review and approval by the PuebloPlex Board of Directors; and

WHEREAS, the PuebloPlex Board of Directors desires to approve and accept the Redevelopment Plan and Homeless Assistance Submission presented by Matrix Design Group, Inc.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PUEBLO DEPOT ACTIVITY DEVELOPMENT AUTHORITY, d/b/a PUEBLOPLEX, that the Resolution Approving the Redevelopment Plan and Homeless Assistance Submission be approved.

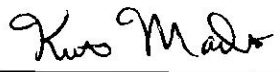
DATE ADOPTED Feb. 23, 2016

ATTEST:

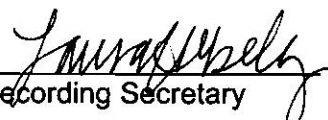


Secretary/Treasurer

APPROVED:



Vice Chair



Recording Secretary

RESOLUTION NO. 16-12

A RESOLUTION APPROVING A LEGALLY BINDING AGREEMENT FOR
HOMELESS PROVIDER SERVICES WITH PUEBLO COOPERATIVE CARE
CENTER

WHEREAS, effective in 1988, the Base Closure and Realignment Commission voted to realign the Pueblo Chemical Depot (“PCD”); and

WHEREAS, the Pueblo Depot Activity Development Authority (“PDADA”) has been recognized by the Office of Economic Adjustment of the Department of Defense (“DOD”) as the planning and implementing local redevelopment authority (“LRA”) for the Pueblo Chemical Depot; and

WHEREAS, pursuant to the requirements of the Enabling Acts, the “communities in the vicinity” of the Pueblo Chemical Depot have been defined as Pueblo County, Colorado; and

WHEREAS, the PDADA published a Notice of Surplus Federal Property to state and local governments, homeless service providers, and other interested parties in The Pueblo Chieftain (local newspaper of record); Facebook and Twitter on January 12, 2014, on February 2, 2014, and on March 2, 2014; and

WHEREAS, between March 11, 2014 and June 11, 2014, PDADA received Notices of Interest (“NOI”) from two (2) homeless service providers, indicating their desire to establish programs to provide assistance and services to homeless persons and families from the communities in the vicinity of Pueblo, Colorado; and

WHEREAS, PDADA determined that the NOI received from the Homeless Provider, dated May 29, 2014, with follow-up information dated June 11, 2014, complied with the requirements of the Enabling Acts, the regulations governing the closure and reuse planning for PDADA and the provisions dealing with notices of interest by homeless service providers, as more particularly described at 32 C.F.R. Part 176; and

WHEREAS, PDADA was rebranded as PuebloPlex on March 25, 2013, and is now the LRA with respect to PCD and Successor in interest to the actions of PuebloPlex; and

WHEREAS, PuebloPlex, in its capacity as the LRA for PCD, approved a redevelopment plan for PuebloPlex on February 23, 2016 (“Redevelopment Plan”); and

WHEREAS, the Board of Directors of PuebloPlex unanimously agreed to negotiate a legally binding agreement with the Homeless Provider for the provision of Homeless Support Services; and

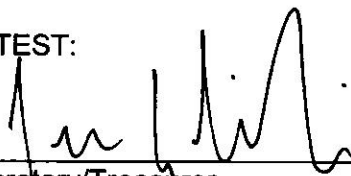
WHEREAS, Homeless Provider is organized to provide housing and homeless services to homeless persons and families in Pueblo County, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PUEBLO DEPOT ACTIVITY DEVELOPMENT AUTHORITY, dba PUEBLOPLEX, that:

1. The Legally Binding Agreement with Pueblo Cooperative Care Center is submitted pursuant to 32 C.F.R. Part 176.30(b)(3) and is a component of the homeless assistance submission of PuebloPlex for the redevelopment of PCD, as required by the Enabling Acts and as more specifically required by 32 C.F.R. Part 176, be approved subject to the terms and conditions set forth in the Legally Binding Agreement.
2. The President and CEO is authorized to sign the Legally Binding Agreement, and other such documents necessary to fulfill the PDADA's obligation to the Agreement.
3. This Resolution is approved February 23, 2016.

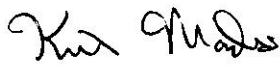
DATE ADOPTED Feb. 23, 2016

ATTEST:



Secretary/Treasurer

APPROVED:



Vice Chair



Recording Secretary

Fact Sheet #1 - Project Overview

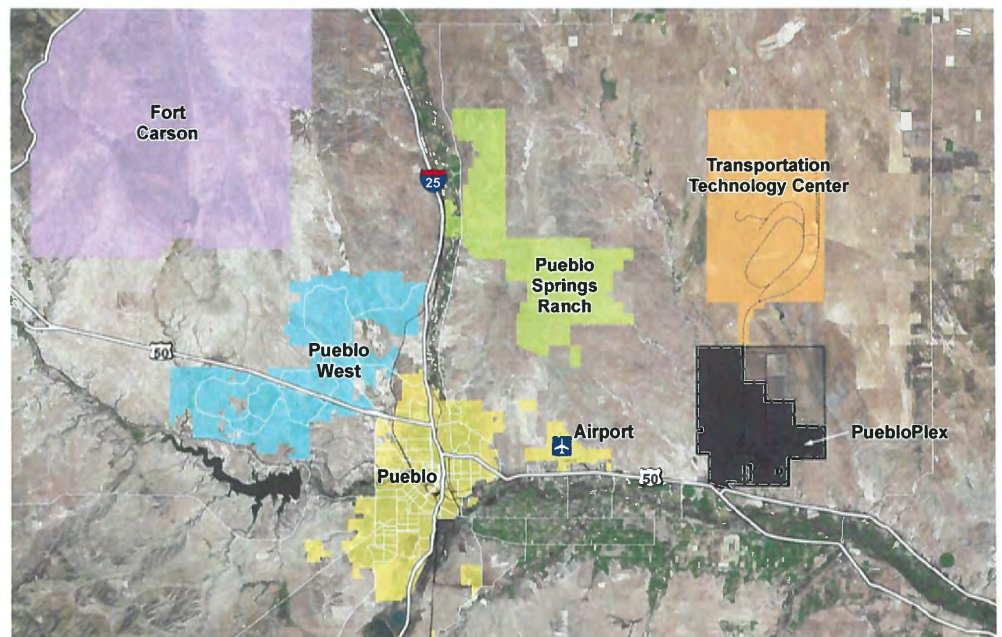
What is the PuebloPlex Redevelopment Plan?

The Redevelopment Plan is a comprehensive and cooperative planning effort that is administered by PuebloPlex. The Plan will provide a framework for future development of the 15,847 acres that has been declared surplus federal property. Through analysis of existing conditions, existing and future community needs, and establishing an implementation strategy, the PuebloPlex Redevelopment Plan will provide the guide to creating a dynamic community that contributes employment opportunities, compatible land uses, and economic development opportunities.

What Are the Objectives of the Redevelopment Plan?

It is important that such a large area and all its existing assets be thoughtfully planned for future reuse and redevelopment, both for the near future and when the current demilitarization mission is complete in approximately 2024. Key objectives for the Plan are to:

- Provide the public opportunities to participate in the planning process.
- Establish a clear vision for the future of the redevelopment area.



- Analyze existing conditions and assets of the site to determine the opportunities for development and constraints to be addressed.
- Determine the highest and best land uses for the property that reflect near-term market factors and long-term project goals.
- Maximize opportunities for economic development and job creation.
- Establish goals and policies to direct decision making and growth over time.
- Create a phased, focused, market-based and funded Implementation Strategy for long-term success.

What is the Timeline for the Planning Process?

The planning process started in April 2015 and the approximately year-long process will include the following elements:

- Data Collection and Analysis
- Community Outreach/Visioning
- Redevelopment Plan Alternatives/Homeless Assistance Submittal
- Implementation Strategy
- Final Redevelopment Plan

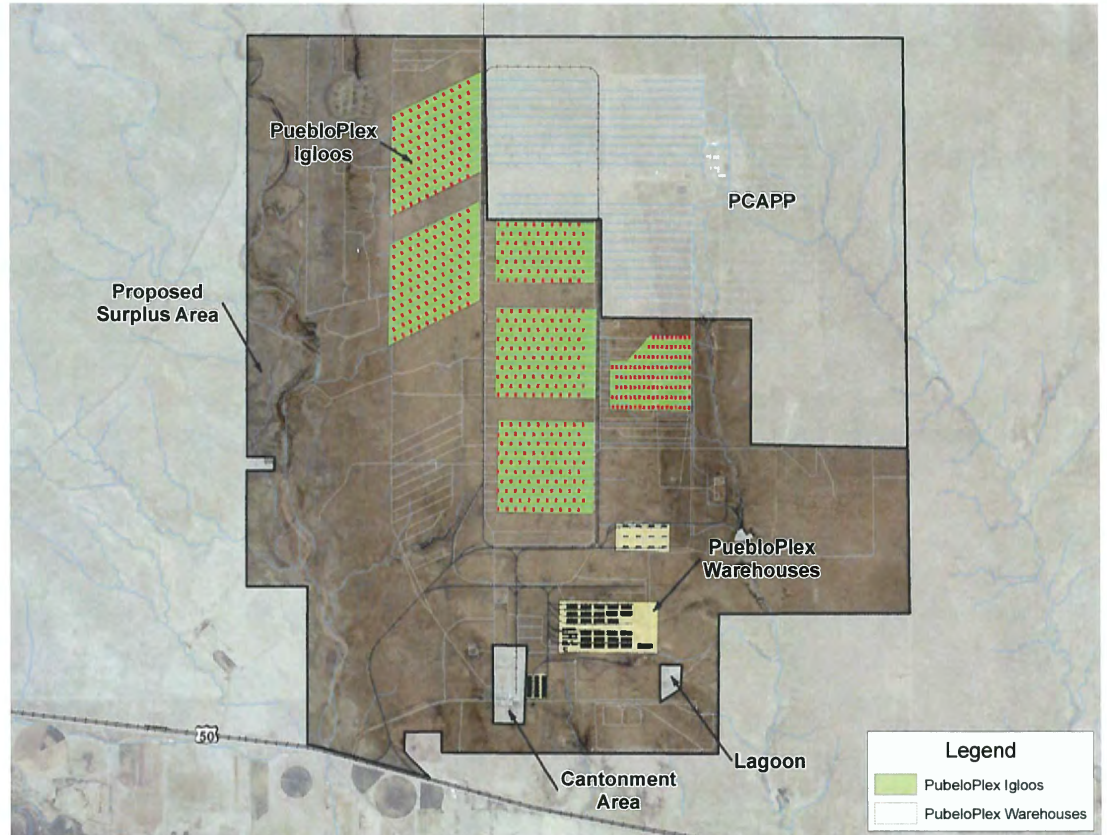


Who is Guiding this Project?

PuebloPlex is guiding the planning project and has selected an experienced consultant to prepare a redevelopment plan that will strike a balance between homeless, economic, and community development needs.

How to Get Involved

Everyone is invited to provide input on the planning process and help craft the vision for the development! The input and participation from local citizens will be critical to the success of the Redevelopment Plan. Over the next several months, there will be numerous ways for the public to participate in the planning process. Everyone is encouraged to visit the project website at www.PuebloPlexRedevelopmentPlan.com regularly to get the latest information for public workshops, sign up for the mailing list, participate in online surveys,



review documents, plans, and presentations, and make comments. Also included will be the results of past meetings and updated plan exhibits.

The public workshops will provide a collaborative experience where citizens can work with the planning team in the creation of the redevelopment plan. Revisit this site for updated information regarding the scheduled dates, times, and places for public workshops and links to surveys and venues for providing comments.

For more information on the PuebloPlex Redevelopment Plan, visit www.PuebloPlexRedevelopmentPlan.com or contact:

Mr. Michael J. Clarkson, PuebloPlex
(Pueblo Depot Activity Development Authority)
PO Box 11467
Pueblo, CO 81001
Phone: 719.947.3770
mclarkson@puebloplex.com

Rev. 2015 05 19



What Kind of Jobs Do You Want at PuebloPlex?

According to a recent market study prepared for PuebloPlex, Pueblo County has a strong employment base, and has experienced more of an improvement in unemployment conditions than the rest of the state in recent years.

The largest employment sectors in Pueblo County are healthcare and social assistance (services provided by trained professionals relating to social work, vocational rehabilitation, community and emergency relief, and child daycare); retail trade; accommodations and food service; and manufacturing. Due to the remote location, aesthetics, and site history, not all of these uses would be appropriate for development at PuebloPlex, though some exhibit potential. The table below indicates that professional, scientific, and technical services; management; manufacturing; construction; wholesale trade; healthcare; finance; transportation and warehousing; and information sectors have average wages higher than the County. Employment sectors in blue are those with the greatest development potential for PuebloPlex.

2013 Average Wage by Sector as a Percentage of County Average Wage	Average Wage	% of County Avg. Wage
Total for all Sectors	\$36,026	100.0%
Professional, Scientific, and Technical Services	\$84,541	234.7%
Management of Companies and Enterprises	\$58,000	161.0%
Manufacturing	\$55,481	154.0%
Construction	\$45,572	126.5%
Wholesale Trade	\$43,308	120.2%
Healthcare and Social Assistance	\$41,867	116.2%
Finance and Insurance	\$40,766	113.2%
Transportation and Warehousing	\$40,113	111.3%
Information	\$39,277	109.0%
Real Estate and Rental and Leasing	\$35,151	97.6%
Educational Services	\$31,065	86.2%
Arts, Entertainment, and Recreation	\$27,721	76.9%
Retail Trade	\$24,438	67.8%
Administrative and Support and Waste Management and Remediation Services	\$23,093	64.1%
Other Services (except Public Administration)	\$21,320	59.2%
Agriculture, Forestry, Fishing and Hunting	\$14,143	39.3%
Accommodations and Food Services	\$12,782	35.5%

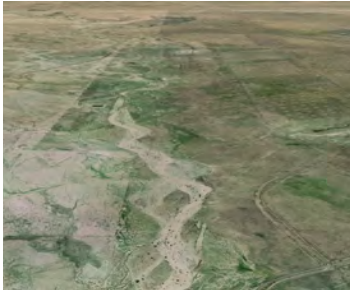
Source: County Business Patterns, 2014; Employment Sectors per North American Industry Classification System

Employment Growth Projections

Manufacturing and building construction are the leading growth sectors for employment in Pueblo County based on an annual increase of 3.5 percent through 2024. The greatest employment growth by jobs created is in the ambulatory health care services sector with over 1,500 new jobs projected through 2024. However, other employment sectors are also viable options for job creation and development at PuebloPlex. The table below shows Pueblo County employment projections by sector through 2024 with viable options for PuebloPlex in blue.

Sectors with the Highest Projected Employment Growth in Pueblo County Through 2024	2014 Estimated Employment	2024 Projected Employment	New Jobs in the Next 10 Years	Annual Percent Change
Fabricated Metal Product Manufacturing	967	1,369	402	3.5%
Construction of Buildings	823	1,157	334	3.5%
Professional, Scientific, and Technical Services	1,599	2,242	643	3.4%
Ambulatory Health Care	4,137	5,698	1,561	3.3%
Merchant Wholesalers, Durable Goods	789	1,075	286	3.1%
Health / Personal Care Stores	514	688	174	3.0%
Miscellaneous Store Retailers	467	630	163	3.0%
Animal Production	26	35	9	3.0%
Wood Product Manufacturing	64	85	21	2.9%
Specialty Trade Contractors	1,585	2,079	494	2.8%
Building Material and Garden Equipment, Supplies Dealers	734	959	225	2.7%
Furniture and Home Furnishings Stores	180	230	50	2.5%
Management of Companies and Enterprises	164	207	43	2.4%
Furniture and Related Product Manufacturing	23	29	6	2.3%
Real Estate	419	516	97	2.1%
Internet Svc Providers, Web Search, Data Processing	53	65	12	2.1%
Motor Vehicle / Parts Dealers	915	1,114	199	2.0%
Heavy and Civil Engineering Construction	577	704	127	2.0%

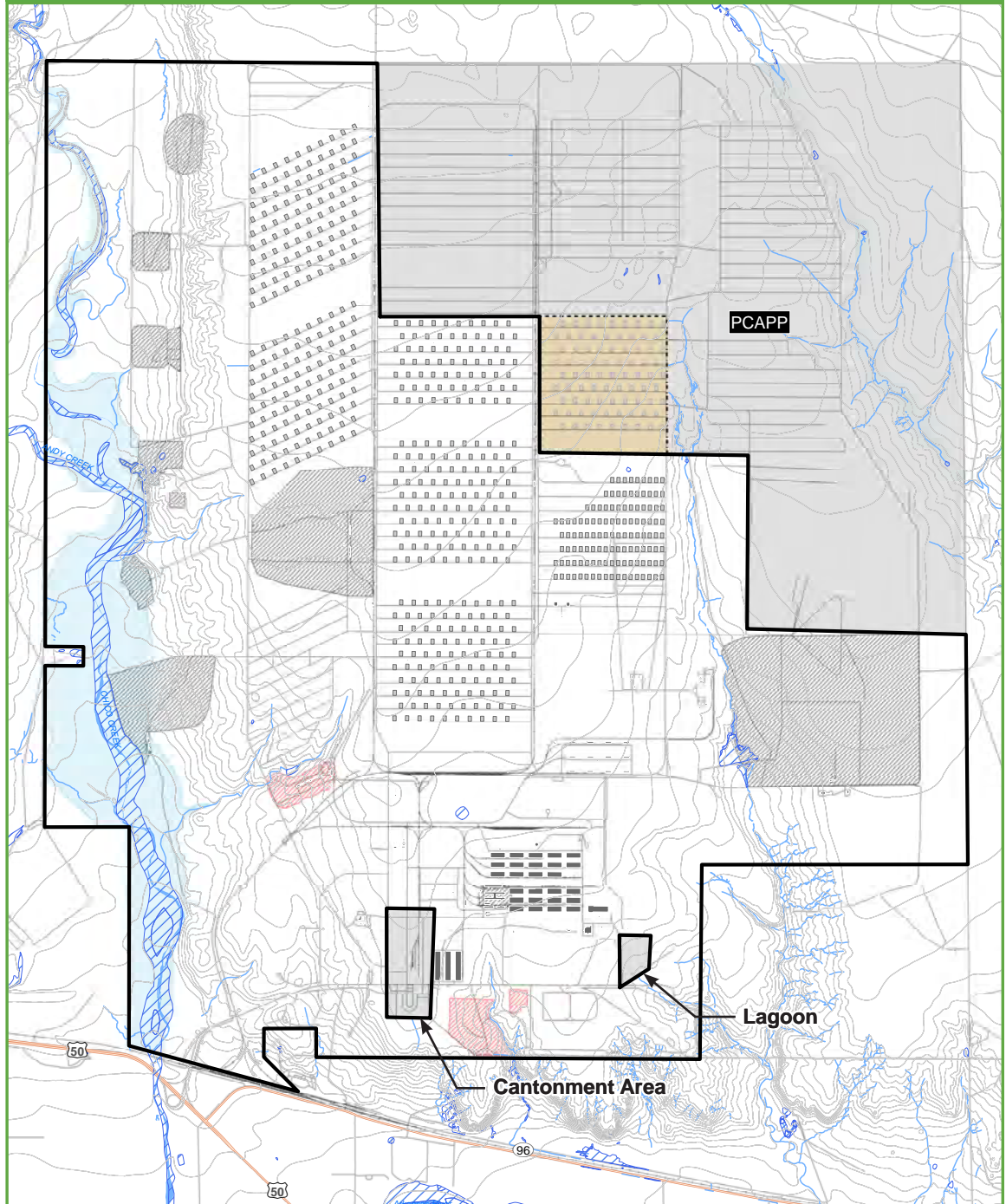
Source: Colorado Dept. of Labor, Labor Market Information, 2015 Employment Sectors per North American Industry Classification System



What Constraints at PuebloPlex Impact the Development Potential?

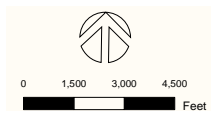
When developing land use alternatives, natural and environmental constraints play a major role in identifying which lands are developable. The adjacent map illustrates the natural and environmental constraints that need to be considered when developing land use alternatives for PuebloPlex. Natural constraints are those elements which are not man-made, but require additional consideration that may influence development or preclude it from areas within the PuebloPlex Redevelopment Plan. Environmental constraints include areas that exhibit some type of contamination. Depending on the levels and types of contamination, the costs for remediation can out-weigh the investment for development. It is therefore important to evaluate the constraints when considering how to subdivide the site into viable development parcels for uses. Remediation standards vary by land use type, e.g. residential uses have more stringent standards than open space.

Natural and Environmental Constraints



Legend

- | | | |
|--|-----------------------------|-------------------|
| Environmentally Constrained Future Development in 5-10 Years | PuebloPlex | Highways |
| Environmentally Constrained Not Developable | Future PuebloPlex Expansion | Existing Road |
| Approximate 100 Year FEMA Floodplain | Building | Existing Railroad |
| Wetland | Igloo | Contour (10 foot) |
| Surface Water Body | Pueblo Chemical Depot | |
| Stream | | |



What Can Be Used That Already Exists at PuebloPlex?

FACILITIES



- To assess reuse potential, 100 percent of inhabitable spaces within more than 125 buildings (including interior and exterior elements, utilities and building systems, drainage, and compliance with the Americans with Disabilities Act), and a statistical sample of 600 former ammunition igloos were inspected.
- Of the more than 125 buildings assessed, none were identified as “Excellent”, but 15 were rated “Good”, and 34 were rated “Fair”.
- In addition to traditional building structures, PuebloPlex has a large number of former Army ammunition igloos that were historically used for munitions storage.
- The igloos are generally in good to very good condition. Of the 600 igloos, 41 in Block J have power and heat. These are all currently leased or unavailable. Energizing additional igloos will require extending power.
- The estimated cost to prepare all 600 igloos for lease or resale is \$2.3 Million based on the cost of site preparation, entrance reconfiguration, site cleaning, and earthen cover repairs. This cost does not include power or heat to the igloos.

TRANSPORTATION



- Interstate 25 (I-25) and US Route 50 highways bisect Pueblo County approximately 15 miles west of PuebloPlex. US Route 50 runs immediately south and parallel to PuebloPlex providing direct access with a dedicated interchange.
- These highways comprise 250 miles of the 420 miles of major roadways within the region and carry the majority of the trans-regional traffic through Pueblo.
- Recent trends show a decline in rail use, but rail traffic is expected to increase moderately in the region. The Colorado Department of Transportation (CDOT) conducted a rail relocation study in 2009 that would realign the major freight rail corridor away from I-25 and the region; however, CDOT designated the project inactive in 2013 with no plans to reinstate it.
- At present, there are no multimodal (direct freight transfer) facilities in Pueblo, though coterminous rail and road access at PuebloPlex provides an ideal environment for multimodal opportunities.
- In addition to existing operational rail capability, 100 percent of existing warehouse space at PuebloPlex is within 20 feet of both rail and road access with ample land to support additional rail accessible and dependent uses.

WATER



- The most important utility affecting PuebloPlex redevelopment is the potable water system and water rights.
- The existing water infrastructure utilized materials and standards that are obsolete or no longer relevant.
- Existing systems function and will be utilized for the initial phases of redevelopment, but as development expands these systems will need to be rebuilt or enhanced.
- Potable water for the Pueblo Chemical Depot is supplied via groundwater through 11 wells. A study will need to be conducted to assess the maximum development capacity that the wells can support.
- Wastewater for the site is conveyed to evaporation ponds which are the only on-site treatment.
- Most stormwater runoff is conveyed to three drainageways (Chico Creek, Boone Creek and Haynes Creek).

ELECTRIC / GAS / TELECOM



- The Pueblo Chemical Depot is served by an overhead transmission line which runs into a substation located east of Buildings 49 and 54 within the Administration Area.
- With the exception of the Pueblo Chemical Agent-Destruction Pilot Plant (PCAPP), this substation is the single power source for PuebloPlex.
- There are two natural gas pressure regulation stations at the site and a 6-inch gas main extending from the Administration Area up to the PCAPP.
- Telecom systems have limited cable improvements and upgrades and receive minimal maintenance.
- The telecom backbone is rapidly becoming antiquated.

What Do You Think Are the Best Land Uses for PuebloPlex?

Existing Land Use

There are preexisting conditions at PuebloPlex which may limit certain uses such as residential and retail, but present an opportunity for more unconventional uses that may not be appropriate for more urban areas.

Preliminary Land Use Alternatives

PuebloPlex is considered to be an employment center, which supports light industrial and public government type land uses with little to no residential or commercial development. Land surrounding PuebloPlex is predominantly agricultural or rangeland with very low density residential development.

A technical team of planners and engineers developed three Preliminary Land Use Alternatives depicting Low, Moderate, and High impact development scenarios. These Preliminary Alternatives consider the natural and environmental constraints; market trends; and engineering, planning, and environmental technical assessments. Input received from Focus Groups, Stakeholder interviews, and during the first Public Meeting is also reflected in the Preliminary Alternatives. Table 1 provides the potential land uses by general land use category. Table 2 provides a summary of acreage for each land use category for the three Preliminary Land Use Alternatives depicted in the Low, Moderate, and High impact development scenarios.

Table 1 - Potential Land Uses for PuebloPlex

Land Use Category	Potential Uses
Aerospace / High Tech Research and Development	Space Launch, Laboratories, Science, Technology
Agriculture / Research and Development	Hemp, Agriculture, Recharge Reservoir
Distribution / Warehouse	FEMA Storage, Document Storage, Warehousing, Trucking Terminals, Call Centers, Free Trade Zone
Education / Training	Training & Certification for: Explosives and Research & Development, Rail Engineering, Electrical Linemen, Drones, Medical and Health Services, Extension Facilities for Pueblo Community College and Colorado State University, Incubator Space for New Industries
Energy Park	Solar, Wind, Biomass
Gateway to West	Movie Sets, Theme Park
Heavy Manufacturing	Farming Equipment, Construction Equipment, Rail Cars, Engines
Landfill	Hazardous Waste, Construction / Demolition Debris, General Debris
Law Enforcement	Weapons Training, Weapons Range, Law Enforcement Training
Manufacturing	Furniture, Home Furnishings, Clothing, Electronics
Rail Distribution	Rail Car Storage, Grain Storage, Rail Car Repair, Switching Yards
Recreation/ Open Space	Camping, Motocross, Open Air Market, Helicopter Paint Ball "Wars", Picnic, Trails
Recycling	Metals, Plastics
Service Commercial	Truck Stop, Convenience Center, Restaurants, Vehicle / Truck Service
Workforce Housing	Affordable Housing to Support PuebloPlex Workers

Table 2 - Proposed Land Use and Acreage for Each Alternative

Land Use Category	PRELIMINARY ALTERNATIVE 1 Low Impact Development (Total Acres)	PRELIMINARY ALTERNATIVE 2 Moderate Impact Development (Total Acres)	PRELIMINARY ALTERNATIVE 3 High Impact Development (Total Acres)
Aerospace / High Tech Research and Development	0	0	549
Agriculture / Research and Development	1,301	536	502
Distribution / Warehouse	3,004	1,076	746
Education / Training	834	663	461
Energy Park	400	2,319	1,909
Gateway to West	0	2,086	0
Heavy Manufacturing	0	0	2,560
Igloo Storage	3,288	3,179	3,288
Incubator	0	371	0
Landfill	1,014	0	0
Law Enforcement	50	1,360	904
Manufacturing	0	0	641
Rail Distribution	0	784	0
Recreation/ Open Space	4,138	0	2,456
Recreation Trails / Motocross	0	1,928	0
Recycling	387	0	0
Service Commercial	100	115	150
Water Recharge Area	401	404	424
Workforce Housing	0	0	272

Appendix B – Market Study



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Technical Memorandum

PuebloPlex Redevelopment Plan: Market Study

In order for the PuebloPlex property to be redeveloped successfully, a number of factors will have to be integrated into the reuse planning process. Key among these factors are the residents and workers of Pueblo County, who will be a key component in marketing and redeveloping the property. This section considers trends in population, income and housing, as well as labor force, employment, unemployment, establishments and wages. Pueblo County's place within the larger Colorado market is evaluated for these key issues, to identify whether and to what extent Pueblo County might have a competitive advantage.

This section also looks at key market sectors which could be potential redevelopment opportunities for the PuebloPlex property. Competitive industrial development sites in the County are reviewed. In addition, key market sectors, including agriculture, manufacturing, warehousing/ distribution and institutional uses are reviewed for their potential to be a focus of the redevelopment efforts for the PuebloPlex property.

Pueblo County Demographics

At the heart of any major economic development program are the people who will be the labor force to support companies locating at PuebloPlex. This section provides key indicators of population growth in Pueblo County, including total population, age stratification and the race/ethnicity of residents.

Population Trends

Population data for Pueblo County and the State of Colorado was acquired from Nielsen, one of the leading demographic data services in the United States. Nielsen provides historic data from the 2010 Decennial Census, as well as current (2015) estimates and future (2020) projections. This data is used to help define Pueblo County's place within the larger State of Colorado.

Total Population

The total population of Pueblo County is estimated to be 163,104 at the present time. This represents an increase of just over 2.5% from the population of 159,063 at the time of the 2010 Census. Projections through 2020 indicate that the population is expected to grow by an additional 3.5% to 168,787.

The State of Colorado's population is presently estimated to be almost 5.4 million, up from 5.0 million at the time of the 2010 Census, an increase of almost 7% between 2010 and 2015. Projections for 2020 indicate that the State's population should increase by an additional 6.3% to more than 5.7 million.

Population	Pueblo County	State of Colorado
2020 Projection	168,787	5,721,105
2015 Estimate	163,104	5,380,981
2010 Census	159,063	5,029,196
2000 Census	141,470	4,301,251
Growth 2015 - 2020	3.48%	6.32%
Growth 2010 - 2015	2.54%	6.99%
Growth 2000 - 2010	12.44%	16.92%

Source: Nielsen, 2015

The State has seen significantly higher growth rates than Pueblo County, particularly over the past five years. Since 2010, the State has seen a growth rate almost triple that of Pueblo County, 6.99% versus 2.54%. Over the next five years, the State is projected to continue to grow more rapidly than Pueblo County, though the projections indicate that the County's growth rate will increase through 2020, while the State's growth rate begins to slow slightly.

Age Stratification

In terms of the makeup of the population from an age perspective, Pueblo County is estimated to be older than the State as a whole. Pueblo's median age, at 39.0 years, is two years higher than the State's median age of 37.0 years.

Age Stratification	Pueblo County	Pueblo County	State of Colorado	State of Colorado
Total	163,104	100.0%	5,380,981	100.0%
Age 0 - 4	10,210	6.3%	344,356	6.4%
Age 5 - 9	10,390	6.4%	356,063	6.6%
Age 10 - 14	10,830	6.6%	355,492	6.6%
Age 15 - 17	6,813	4.2%	210,986	3.9%
Age 18 - 20	6,893	4.2%	225,089	4.2%
Age 21 - 24	8,806	5.4%	291,112	5.4%
Age 25 - 34	20,086	12.3%	766,236	14.2%
Age 35 - 44	18,802	11.5%	723,200	13.4%
Age 45 - 54	20,693	12.7%	727,700	13.5%
Age 55 - 64	21,770	13.3%	687,233	12.8%

Age Stratification	Pueblo County	Pueblo County	State of Colorado	State of Colorado
Age 65 - 74	15,476	9.5%	421,581	7.8%
Age 75 - 84	8,479	5.2%	191,522	3.6%
Age 85 and over	3,856	2.4%	80,411	1.5%
Age 16 and over	129,440	79.4%	4,255,973	79.1%
Age 18 and over	124,861	76.6%	4,114,084	76.5%
Age 21 and over	117,968	72.3%	3,888,995	72.3%
Age 65 and over	27,811	17.1%	693,514	12.9%
2015 Est. Median Age	39.0		37.0	
2015 Est. Average Age	39.7		37.9	

Source: Nielsen, 2015

Pueblo County has a substantially higher concentration of residents aged 65 and over. As shown in the Table, 17.1% of Pueblo County’s population is over 65, while just 12.9% of the State’s population is in this age group.

Race and Ethnicity

Pueblo County has a slightly more diverse population than the State as a whole. Nielsen estimates that 78.5% of Pueblo County residents are White, as compared to 80.4% for the State of Colorado. The State has a higher proportion of African American and Asian residents, while Pueblo County has a higher concentration of Native Americans and other races.

Race	Pueblo County	Pueblo County	State of Colorado	State of Colorado
Total	163,104	100.0%	5,380,981	100.0%
White Alone	128,017	78.5%	4,324,766	80.4%
Black or African American Alone	3,477	2.1%	221,936	4.1%
American Indian and Alaska Native Alone	3,210	2.0%	61,756	1.1%
Asian Alone	1,375	0.8%	160,322	3.0%
Native Hawaiian and Other Pacific Islander Alone	191	0.1%	8,022	0.1%
Some Other Race Alone	20,428	12.5%	402,610	7.5%
Two or More Races	6,406	3.9%	201,569	3.7%
Ethnicity				
2015 Est. Population by Ethnicity (Hispanic or Latino)	163,104	100.00%	5,380,981	100.00%
Hispanic or Latino	69,764	42.8%	1,152,161	21.4%
Not Hispanic or Latino	93,340	57.2%	4,228,820	78.6%

Source: Nielsen, 2015

In terms of ethnicity, Pueblo County has a far greater concentration of residents who are Hispanic or Latino. Nielsen estimates that 42.8% of Pueblo County residents are Hispanic or Latino, twice the percentage for the State as a whole, estimated to be 21.4%.

The differences between race and ethnicity can sometimes be confusing. According to the U.S. Census Bureau, “People of Hispanic origin may be any race. For the 2010 Census, a new instruction was added immediately preceding the questions on Hispanic origin and race, which was not used in Census 2000. The instruction stated that “For this census, Hispanic origins are not races” because in the federal statistical system, Hispanic origin is considered to be a separate concept from race. However, this did not preclude individuals from self-identifying their race as “Latino,” “Mexican,” “Puerto Rican,” “Salvadoran,” or other national origins or ethnicities; in fact, many did so.”¹

Income Trends

In terms of income, Pueblo County lags the State of Colorado. Nielsen estimates that the median household income in Pueblo County is \$43,659, as compared to \$60,280 for the State. The State’s median household income is more than 38% higher than Pueblo County’s median.

¹ www.census.gov, 2015

Projections for 2020 indicate that Pueblo County will make up a small portion of the difference, such that in 2020, the Pueblo County median will be \$48,205, while the State median household income will be \$64,739. This means that the State's median in 2020 is projected to be 34.3% higher than Pueblo County's.

The two Tables below provide data on income stratification for Pueblo County and the State of Colorado for 2010, 2015 and 2020. This data provides context for both households with very high income levels, and those with low income levels. At the low end of the income spectrum, more than 28% of Pueblo County households have income of less than \$25,000, while the State of Colorado has less than 20% of households in this income range.

Households by Income	2010 Census	2010 Percent	2015 Estimate	2015 Percent	2020 Projection	2020 Percent
Pueblo County	54,623	100.00%	64,895	100.00%	67,298	100.00%
Income Less than \$15,000	11,167	20.44%	9,905	15.26%	9,180	13.64%
Income \$15,000 - \$24,999	9,285	17.00%	8,467	13.05%	7,774	11.55%
Income \$25,000 - \$34,999	8,478	15.52%	8,333	12.84%	7,993	11.88%
Income \$35,000 - \$49,999	9,365	17.14%	9,948	15.33%	9,885	14.69%
Income \$50,000 - \$74,999	9,230	16.90%	12,048	18.57%	12,412	18.44%
Income \$75,000 - \$99,999	3,933	7.20%	7,318	11.28%	7,947	11.81%
Income \$100,000 - \$124,999	1,395	2.55%	4,059	6.25%	5,100	7.58%
Income \$125,000 - \$149,999	632	1.16%	2,099	3.23%	2,940	4.37%
Income \$150,000 - \$199,999	493	0.90%	1,634	2.52%	2,295	3.41%
Income \$200,000 - \$249,999	368	0.67%	557	0.86%	949	1.41%
Income \$250,000 - \$499,999	241	0.44%	430	0.66%	637	0.95%
Income \$500,000 or more	36	0.07%	97	0.15%	186	0.28%

Source: Nielsen, 2015

In terms of high income households, 13.7% of Pueblo County households earn more than \$100,000, according to Nielsen. This is substantially lower than the 26.3% of households in the State with income of more than \$100,000. By 2020, Nielsen projects that 18.0% of Pueblo County households will have income of more than \$100,000, while the State's percentage of households with income of more than \$100,000 will increase to 29.8%.

Households by Income	2010 Census	2010 Percent	2015 Estimate	2015 Percent	2020 Projection	2020 Percent
State of Colorado	1,659,213	100.00%	2,127,178	100.00%	2,273,906	100.00%
Income Less than \$15,000	197,253	11.89%	223,049	10.49%	218,309	9.60%
Income \$15,000 - \$24,999	185,950	11.21%	196,490	9.24%	193,044	8.49%
Income \$25,000 - \$34,999	208,954	12.59%	199,311	9.37%	198,875	8.75%
Income \$35,000 - \$49,999	281,867	16.99%	284,245	13.36%	288,989	12.71%
Income \$50,000 - \$74,999	351,649	21.19%	390,322	18.35%	403,248	17.73%
Income \$75,000 - \$99,999	197,314	11.89%	275,074	12.93%	293,174	12.89%
Income \$100,000 - \$124,999	101,260	6.10%	190,635	8.96%	213,142	9.37%
Income \$125,000 - \$149,999	49,331	2.97%	121,980	5.73%	146,110	6.43%
Income \$150,000 - \$199,999	42,699	2.57%	123,101	5.79%	149,331	6.57%
Income \$200,000 - \$249,999	19,942	1.20%	47,234	2.22%	69,680	3.06%
Income \$250,000 - \$499,999	16,077	0.97%	54,868	2.58%	68,949	3.03%
Income \$500,000 or more	6,917	0.42%	20,869	0.98%	31,055	1.37%

Source: Nielsen, 2015

This difference between the County and State is even more significant when looking at households with income of more than \$250,000. Just 0.8% of Pueblo County households are estimated to have incomes in excess of \$250,000, as compared to 3.6% at the State level. By 2020, the percentage of households earning \$250,000 or more in Pueblo County is projected to increase to 1.2%, while the State as a whole is projected to increase to 4.4%.

Housing Units, Occupancy and Tenure

Within Pueblo County, the number of housing units and households increased faster than the population between 2010 and 2015. Nielsen estimates that housing units and households grew by more than 3.0% between 2010 and 2015, while population grew by just over 2.5%. The number of family households in Pueblo County increased at an even higher rate of more than 3.1%. The increase in the number of households combined with slightly slower rate of growth for population resulted in a slight decrease in the average household size. At the time of the 2010 Census, the average household size was 2.46 persons, as compared to an estimated average household size of 2.44 persons currently. Pueblo County’s average household size is slightly less than the State average of 2.46 persons.

Household Trends	2010 Census	2015 Estimate	% Change 2010 - 2015	2020 Projection	% Change 2015 - 2020
Pueblo County					
Population	159,063	163,104	2.54%	168,787	3.48%
Households	62,972	64,895	3.05%	67,298	3.70%
Families	41,307	42,598	3.13%	44,222	3.81%
Housing Units	69,526	71,654	3.06%	74,151	3.48%
Group Quarters Population	4,321	4,853	12.31%	5,364	10.53%

Source: Nielsen, 2015

Within the State of Colorado, the number of housing units and households also increased faster than the population between 2010 and 2015, similar to Pueblo County. Nielsen estimates that housing units grew by 7.2% and that households grew by more than 7.8% between 2010 and 2015, while population grew by just under 7.0%. The number of family households in the State increased at a rate similar to the growth in all households, at 7.7%. At the time of the 2010 Census, the average household size was 2.49 persons, as compared to an estimated average household size of 2.46 persons currently.

Household Trends	2010 Census	2015 Estimate	% Change 2010 - 2015	2020 Projection	% Change 2015 - 2020
State of Colorado					
Population	5,029,196	5,380,981	6.99%	5,721,105	6.32%
Households	1,972,868	2,127,178	7.82%	2,273,906	6.90%
Families	1,261,527	1,358,510	7.69%	1,451,463	6.84%
Housing Units	2,212,898	2,371,536	7.17%	2,520,453	6.28%
Group Quarters Population	115,878	118,091	1.91%	119,576	1.26%

Source: Nielsen, 2015

Pueblo County Employment

In terms of employment, Pueblo County has a strong employment base, and the County's unemployment rate has improved in recent years. This section provides an overview of labor force, employment and unemployment trends for the County and State. In addition, specific data related to the number of establishments, employees and wage trends is also included.

Labor Force Trends

One of the key components in evaluating any region is its labor force. The labor force includes all employed persons, plus persons who are unemployed but available to work and who have looked for work recently.

The labor force in Pueblo County was 73,037 in 2014. This represents a decline of 1,359 from the 2010 labor force of 74,396. This represents a 1.8% reduction in the workforce over the period. It is significant to note that the County's labor force declined by more than 600 in 2014. This is likely responsible, in part for the reduction in the number of unemployed persons in Pueblo County in 2014. The State of Colorado reports that more than 4,000 jobs were available in Pueblo County in August of 2015. The County's existing unemployed residents could fill these jobs, though there is no way to match the skills of the existing unemployed residents of the County with the needs of the employers.

Employment and Labor Force Trends in Pueblo County	Labor Force	Employed	Unemployed	Rate
2010	74,396	66,667	7,729	10.4%
2011	75,041	67,225	7,816	10.4%
2012	74,427	66,590	7,837	10.5%
2013	73,641	66,448	7,193	9.8%
2014	73,037	67,679	5,358	7.3%
Change, 2010 - 2014	-1,359	1,012	-2,371	-3.1%

Employment and Labor Force Trends in Colorado	Labor Force	Employed	Unemployed	Rate
2010	2,724,417	2,486,404	238,013	8.7%
2011	2,734,416	2,507,786	226,630	8.3%
2012	2,757,126	2,542,510	214,616	7.8%
2013	2,779,631	2,590,608	189,023	6.8%
2014	2,817,334	2,675,947	141,387	5.0%
Change, 2010 - 2014	92,917	189,543	-96,626	-3.7%

Source: Bureau of Labor Statistics, 2015

In contrast to the County's labor force, the State labor force increased by almost 93,000 between 2010 and 2014. In 2014, the State labor force was 2.82 million, up from 2.72 million in 2010. This represents an increase in the labor force of 3.4% over the period.

Employment Trends

As shown in the previous Table, the number of employed persons in Pueblo County increased by more than 1,000 between 2010 and 2014. Total employment increased from 66,667 in 2010 to 67,679 in 2014. This represents an increase in employment of more than 1.5% over the period.

The State of Colorado enjoyed even more success in terms of the number of employed persons between 2010 and 2014. The number of employed persons increased from 2.49 million in 2010 to 2.68 million in 2014, an increase of more than 189,000. The represents an increase in employment of 7.6% over the period.

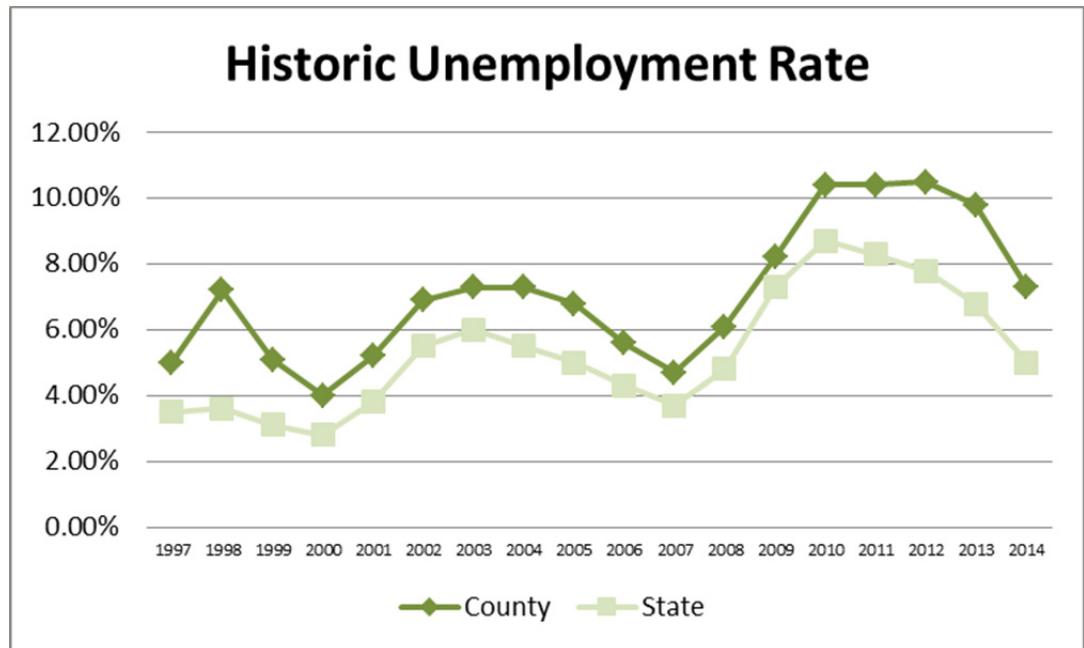
Unemployment Trends

Pueblo County saw improvement in both the number of unemployed persons and the unemployment rate between 2010 and 2014. In 2010, there were 7,729 unemployed persons and the unemployment rate was 10.4%. By 2014, the number of unemployed persons had

fallen to 5,358 and the unemployment rate had declined to 7.3%. The reduction in the labor force had a slight negative impact on the unemployment rate.

The State’s performance on these two measures was significantly better than the County’s. Between 2010 and 2014, the number of unemployed persons fell from 238,013 to 141,387, and the unemployment rate was reduced from 8.7% to 3.7%.

The County has had higher unemployment rates than the State. As illustrated in the Chart, between 2000 and 2009, Pueblo County’s unemployment rate was generally 1.3% higher on average than the State’s unemployment rate. Since 2010, the County’s unemployment rate has been 2.4% higher on average than the State’s unemployment rate, indicating that the County is losing ground in terms of employment to other regions of the State.



It is interesting to note that the Colorado Department of Labor and Employment estimates there are approximately 4,000 jobs available in Pueblo County. Given 5,358 unemployed persons in the County at the end of 2014, these available jobs could reduce unemployment by 80% if all of these jobs were filled by unemployed Pueblo County residents.

Establishments and Wages

In order to understand the makeup of employment sectors in Pueblo County, data from the U.S. Census Bureau’s County Business Patterns was reviewed for 2008 and 2013. County Business Patterns provides data on the number of establishments by major sector and the

average wage within each sector. Key facts from the 2008 and 2013 County Business Patterns data are included in the table below.

The number of establishments and total employment both declined between 2008 and 2013. Between 2008 and 2013, the number of establishments declined by more than 7%, while total employment declined by 2.3%. Over the five year period, the average wage in Pueblo County increased by almost 19%.

Establishments and Wages in Pueblo County	2008	2013	Change	% Change
Total Establishments	3,277	3,036	-241	-7.4%
Total Employment	47,865	46,754	-1,111	-2.3%
Average Wage	\$30,337	\$36,026	5,689	18.8%
Health Care/Social Assistance Employment	11,340	12,228	888	7.8%
Retail Trade Employment	8,173	8,013	-160	-2.0%
Accommodation and Food Service Employment	5,836	5,565	-271	-4.6%
Manufacturing Employment	4,255	4,248	-7	-0.2%
Healthcare/Social Assistance Average Wage	\$36,173	\$41,867	5,694	15.7%
Retail Trade Average Wage	\$23,609	\$24,438	829	3.5%
Accommodation and Food Service Average Wage	\$11,345	\$12,782	1,437	12.7%
Manufacturing Average Wage	\$47,080	\$55,481	8,401	17.8%

Source: County Business Patterns, 2009 and 2014

The largest employment sectors in Pueblo County are:

- Healthcare and social assistance;
- Retail trade;
- Accommodation and food service; and
- Manufacturing.

Employment in only the healthcare and social assistance sector grew between 2008 and 2013. Total employment in this sector increased by 888, or 7.8%. Manufacturing employment was essentially stable, with a loss of just seven jobs, while retail trade and accommodation/food service lost 160 and 271 jobs respectively between 2008 and 2013.

In terms of average wages in each of the largest sectors, the manufacturing sector saw the largest increase in average wage, growing by almost 18% over the period. The healthcare sector also saw a significant increase in the average wage of almost 16%. The average wage in the retail sector saw the smallest increase, just 3.5% between 2008 and 2013.

As compared to the overall average wage in Pueblo County of \$36,026 in 2013, the average wage in both the healthcare sector and the manufacturing sector exceeded the County average. The average wage in the manufacturing sector was more than 54% higher than the County average wage, while the average wage in the healthcare sector was more than 16% above the County's overall average wage.

2013 Average Wage by Sector	Average Wage	% of County
Total for all sectors	\$ 36,026	100.0%
Agriculture, forestry, fishing and hunting	\$ 14,143	39.3%
Mining, quarrying, and oil and gas extraction	N/A	N/A
Utilities	N/A	N/A
Construction	\$ 45,572	126.5%
Manufacturing	\$ 55,481	154.0%
Wholesale trade	\$ 43,308	120.2%
Retail trade	\$ 24,438	67.8%
Transportation and warehousing	\$ 40,113	111.3%
Information	\$ 39,277	109.0%
Finance and insurance	\$ 40,766	113.2%
Real estate and rental and leasing	\$ 35,151	97.6%
Professional, scientific, and technical services	\$ 84,541	234.7%
Management of companies and enterprises	\$ 58,000	161.0%
Administrative, support, waste management, remediation service	\$ 23,093	64.1%
Educational services	\$ 31,065	86.2%
Health care and social assistance	\$ 41,867	116.2%
Arts, entertainment, and recreation	\$ 27,721	76.9%
Accommodation and food services	\$ 2,782	35.5%
Other services (except public administration)	\$ 21,320	59.2%
Industries not classified	N/A	N/A

Source: County Business Patterns, 2014

The table above shows that the average wage in the professional, scientific and technical services sector is the highest in Pueblo County, almost 235% of the overall average wage in the County. Other sectors which have above average wages include the construction, management of companies, information, and finance and transportation sectors.

Pueblo County Real Estate Market Context

The redevelopment of PuebloPlex will have to compete with existing industrial development sites and available buildings in Pueblo County and beyond. The County has several large-scale industrial properties available, as well as a variety of available industrial and office buildings in the regional marketplace. This section provides an overview of competing development sites and available buildings, and provides a competitive context for PuebloPlex's assets.

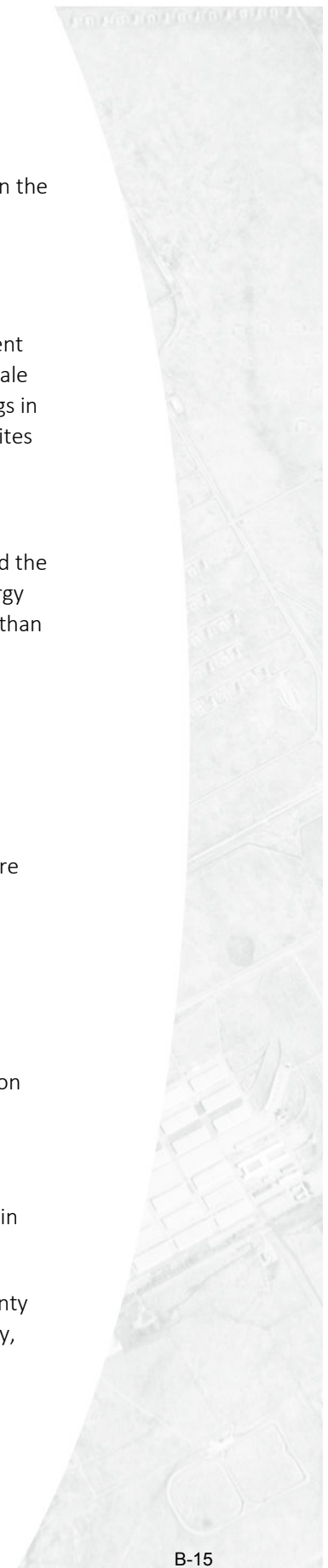
Recent Developments and Upcoming Projects

The County has seen significant development in terms of new employers in the region, and the expansion of existing employers. As discussed elsewhere in this report, a major solar energy project is under construction in Pueblo County. This project is expected to result in more than \$250 million in investment. A second utility-scale solar project has been proposed, and is expected to result in a \$150 million to \$175 million investment.

Other economic development successes in Pueblo County include:

- Rocla Concrete Ties, which established a manufacturing plant to relocate its manufacturing from Denver;
- pewag, an Austrian tire-chain manufacturer, which developed a new 55,000 square foot manufacturing plant;
- An \$82 million expansion of the United Technologies aircraft brake systems manufacturing facility;
- Westwind Wood Specialties bringing more than 90 jobs to Pueblo County;
- United Launch Alliance located its test and manufacturing facility for the propulsion system for the Vulcan rocket;
- Expansion of the Big R corporate headquarters; and
- Major hemp and marijuana farming operations developing multiple greenhouses in Pueblo County.

These economic development successes are evidence of the attractiveness of Pueblo County for primary jobs, and to the quality of economic development marketing efforts by the City, County and PEDCO.



A vertical, narrow aerial photograph showing an industrial or commercial area with various buildings, parking lots, and roads. The image is positioned on the left side of the page, partially overlapping the text area.

Competing Development Sites

Within Pueblo County, there are several existing industrial parks which are considered to be competition for PuebloPlex. These sites are well established, and are located in close proximity to Interstate 25. Each of these parks is summarized below.

St. Charles Industrial Park

The St. Charles Industrial Park is located adjacent to Interstate 25, south of the City of Pueblo, and east of the interstate. The park encompasses more than 1,000 acres, and has the ability to service a 1,000 acre user, according to the Pueblo Economic Development Corporation's site selection website. The property is served by both the Burlington Northern and Union Pacific railways, and offers an Enterprise Zone with access to special incentives for businesses.

Minnequa Industrial Park

The Minnequa Industrial Park is located south of the City of Pueblo, and is also adjacent to Interstate 25. The park includes a reported 4,700 acres of land, and has available sites up to 500 acres in size, according to the Pueblo Economic Development Corporation (PEDCO). The property is served by two major rail lines, the Union Pacific and the Burlington Northern.

Airport Industrial Park

The Memorial Airport Industrial Park is located adjacent to Pueblo's Memorial Airport. The property's industrial history is closely tied to the aerospace industry, and a number of major defense contractors established operations at or adjacent to the airport. Two lots totaling 24 acres are listed as available with PEDCO, though other lots in the area are listed with private real estate brokers. Reportedly, under an agreement with the Federal Aviation Administration (FAA), when an airport parcel is needed for development, it is transferred from FAA to the City of Pueblo or directly to an end user. This is a unique agreement, as transfer of airport land at an FAA-sponsored airport is generally very difficult to accomplish. The airport is located east of the City of Pueblo, and west of the PuebloPlex site. From a locational perspective, the Airport Industrial Park may be at a competitive advantage over the PuebloPlex property, due to its closer proximity to I-25.

Pueblo Springs Ranch

Located north of the City of Pueblo, Pueblo Springs Ranch is a master planned mixed-use community which has not yet begun development. At full build-out, Pueblo Springs Ranch could have as many as 50,000 residents, as well as significant amounts of commercial and industrial space. Pueblo Springs Ranch is reported to be the largest development site along the I-25 corridor south of Denver.

Regional Real Estate Values

In terms of value for the land at PuebloPlex, the site will compete with other available sites and buildings in the region. Interviews with regional economic development professionals indicate that there is a significant supply of competing available development acreage at the region's established industrial parks. In general, economic development professionals indicate

that pricing for developable land at the Airport Industrial Park is approximately \$32,000 per acre, while land at the Minnequa Industrial Park is priced at \$40,000 per acre. Land at the St. Charles Industrial Park is priced at \$16,000 per acre.

In looking at other available properties in the region, pricing varies widely. The table below provides a sampling of available land parcels currently being marketed in the region. As indicated in the Table, the majority of parcels are priced below \$2,000 per acre.

Available Land Parcels	Size (AC)	Price	Price/AC	Comments
Pine Bluff Drive	80	\$158,000	\$1,975	West of I-25, raw land
Greenhorn Drive	2	\$175,000	\$71,138	Commercial potential - highway visibility
Avondale Boulevard	404	\$800,000	\$1,980	May be targeted for residential
Avondale Boulevard	770	\$800,000	\$1,039	May be targeted for commercial
Colorado Energy Park	25,000	\$8,500,000	\$340	Has aggregate and water rights available for sale separately
37477 Bush Road	322	\$14,042,437	\$43,560	Being marketed for recreational and medical marijuana grow operations
Highway 47	23	\$135,000	\$5,924	Currently zoned for agriculture

Source: Regional Real Estate Brokers and Associated Websites, 2015

One of the interesting offerings is a parcel on Bush Road, being marketed for recreational and medical marijuana growing operations. The property is being marketed at an asking price of \$1 per square foot of land, or \$43,560 per acre. The site has water and sewer available from the City's service providers at the existing street.

In addition to land pricing, a sampling of available buildings was also reviewed, to determine general pricing for building leases in the region. Building lease prices for warehouse, distribution and industrial space generally range from \$4.00 to \$7.00 per square foot annually. Small office spaces are priced in the range of \$8.00 to \$14.00 per square foot.

In general, the existing facilities at PuebloPlex are generally considered below average in the context of the regional marketplace. Their physical condition is fair, and there are concerns regarding utility systems, water supply and the availability of wastewater disposal. In addition, roadways and parking areas supporting existing facilities are in fair to poor condition. The site also considered somewhat remote in terms of its location east of the City of Pueblo, Interstate 25 and other competing industrial properties.

These concerns are reflected in the asking price for existing warehouse properties at PuebloPlex. Published information indicates that warehouse facilities in the range of 90,000 to 156,000 square feet can be leased for \$2.00 per square foot annually, which is at the low end of the regional market for warehouse and distribution space in the region.

Buildings Available for Lease	Size (SF)	Use	Price/SF
710 Hunter	1,000	Office	\$8.50
2648 McCormick	4,272	Office	\$14.00
3030 East 4 th	3,500	Warehouse	\$5.14
28900 E Highway 96	10,000	Distribution	\$4.00
5 William White Blvd	60,000	Industrial	\$4.75
33865 United Way	24,000	Distribution	\$7.13

Source: Regional Real Estate Brokers and Associated Websites, 2015

The PuebloPlex buildings will have to compete with existing properties in the marketplace for users/tenants. According to the database of building information developed for PuebloPlex, there are 67 buildings on the site, with total floor space of 2.89 million square feet. Buildings in the database range from as small as 600 square feet to as large as 150,000 square feet.

The majority of this space is made up by large warehouse buildings, which account for more than 85% of the available floor space. Large warehouses generally range from 89,000 square feet to 150,000 square feet, and include 27 separate facilities.

It should be noted that these square footage estimates do not include the former ammunition storage igloos. Ammunition storage igloos are approximately 2,150 square feet each. PuebloPlex has been leasing igloos to businesses and individuals for a number of years, and currently has more than 200 leased. PuebloPlex has more than 600 igloos under their control. Storage igloos do not have utilities, but are reported to maintain an ambient year-round temperature of 55 degrees. Lease rates for storage igloos are predicated on the size of the access doors. Igloos with a 4' by 8' door lease for \$1,000 annually, those with 8' by 8' doors lease for \$1,200 annually and igloos with 10' by 10' doors lease for \$1,500 annually.

In addition, PuebloPlex will have thousands of acres of developable land to complement existing industrial and economic development opportunities in the region. While the PuebloPlex land has some challenges which will need to be resolved, such the quantity and quality of water and wastewater systems to support redevelopment, the site's locational characteristics may make it more attractive for select uses and users that could benefit from large land areas, limited population density in proximity to the site, and a site that has historically been used for a "noxious use". It is anticipated that the PuebloPlex site may be able to market its sites at a lower cost than the existing industrial locations in the County.

Among the strengths of the site which could be promoted from an economic development perspective are the availability of quality rail access (with room to develop rail yards), large land areas to support large scale development, available low cost building spaces for storage, ability to support uses which may not be suitable for other areas, and development flexibility on the part of the LRA. In addition, the regional workforce is considered an asset, as is the excellent regional transportation access.

Market Sectors

The PuebloPlex site is very large, with more than 15,000 acres expected to be available for development once necessary environmental remediation activities are completed. However, significant portions of the property may not be available to be developed either due to environmental constraints or lack of economic feasibility.

In general, the site has the ability to support almost any economic development project for the betterment of Pueblo County and its residents. In particular, due to the remote nature of the site and its historic use as a military chemical depot, the site has the ability to support noxious uses which might be more difficult to locate in higher profile locations in the County.

While the site might be able to support virtually any type of development, supporting infrastructure will limit the ability of the site to support some uses. Specifically, uncertainties surrounding the availability of water and wastewater services may limit the attractiveness of the site for specific uses. For example, food processing operations, data centers and nuclear power plants, among other types of operations, typically have high water use requirements which may be difficult to support at the PuebloPlex site. Similarly, enterprises with high wastewater generation rates could also view the PuebloPlex site as being at a competitive disadvantage.

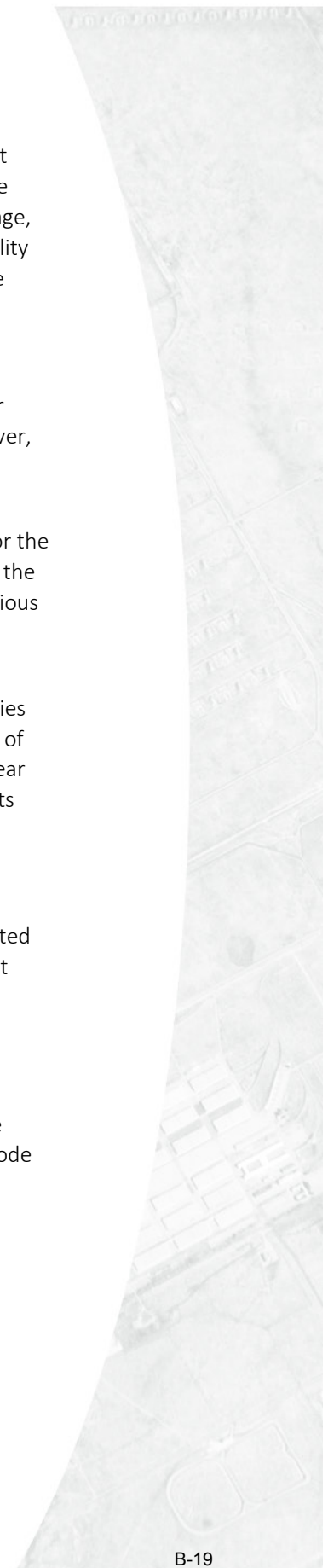
This section provides overview information on some of the sectors which could be supported as part of the land use planning for the reuse of the Pueblo Chemical Depot. This list is not intended to be exhaustive, but rather is intended to provide context for land use planning efforts in support of future redevelopment of the site.

Regulatory Constraints

The PuebloPlex property is subject to Pueblo County's zoning ordinance. According to the County's website, the PuebloPlex property is zoned S-1 (Public Use District). The zoning code (Pueblo County Code, Title 17, Chapter 17.84) specifies:

17.84.010 P Purpose.

The standards of this district (S-1) are designed to retain and provide land areas for public use and to place the public and all elected officials and public agencies on notice of proposed changes in the use of such public lands.



A vertical aerial photograph on the left side of the page, showing a large industrial or commercial site with various buildings, parking lots, and roads. The image is oriented vertically, matching the text layout.

17.84.020 Uses by Right.

An emergency facility as defined within Section 17.04.040 shall be a use by right in the S-1, Public Use District. Although a use by right, the Planning Commission shall review and approve emergency facilities relative to lot coverage, floor area ratio, building height, building setbacks, parking and loading spaces, and other similar requirements governing the use of private property.

17.84.030 Uses by Review.

A use by review is any proposed use of land or buildings by a public agency or others on public land except as provided for in [Section 17.84.020](#). The Planning Commission review and approval shall concern itself with the proposed uses relative to the comprehensive plan, lot area, lot dimensions, lot coverage, floor area ratio, building height, building setbacks, parking and loading spaces, and other similar requirements governing the use of private property.

Given the zoning restriction on the site, which limit uses to “public” uses, it is clear that the zoning will have to be amended. The requirements for amending or changing zoning are specified in Chapter 17.144, as summarized below.

17.144.010 Application

Any portion of this Title and/or the zoning map may be changed whenever the public necessity, health, safety, general welfare, and/or good zoning practices justify such action. Any such change shall be made only by the Board of County Commissioners in the form of amending resolution.

17.144.020 Initiation of an Amendment.

A resolution for the amendment of any portion of this Title or of any zone district boundaries may be initiated by any member of the Board of County Commissioners, the County Planning Commission, any administrative officer of the County, or by one or more of the owners of property within the area for which the amendment is requested. The request for such change shall be submitted in writing to the County Zoning Administrator on a form provided for the purpose.

It is anticipated that the available PuebloPlex properties will rezoned consistent with the recommendations of the Final Reuse Plan. Once rezoning has been completed, allowable uses, densities, maximum heights, setbacks and other development restrictions will be dictated by the appropriate sections of the Pueblo County Zoning Code.

Economic Growth Estimates

The Colorado Department of Local Affairs (CDLA) prepares County-based economic forecasts, which estimate labor demand and supply changes over a planning horizon through 2040. For purposes of this evaluation, the projected change in Traditional Industrial Basic Jobs is the primary focus. From CDLA’s 2015 estimated 11,356 Traditional Industrial Basic Jobs is expected to grow to 13,021 by 2040, an increase of 1,300 jobs over a 25 year planning horizon, or an average of 52 new jobs annually in these industries. At an average of 1,000 square feet of floor space per employee, these jobs would generate demand for 52,000 square feet of industrial real estate per year across all of Pueblo County. If PuebloPlex could capture 10% to 15% of this projected demand, the result would be 5,000 to 8,000 square feet of demand annually.

Total employment for all jobs is expected to increase from 71,000 in 2015 to 102,000 in 2040, an increase of 31,000 jobs over 25 years, or about 1,000 net new jobs annually across Pueblo County. Since service and office jobs require a much lower amount of square footage per employee, assuming an average of 400 square feet per employee would generate demand for approximately 400,000 square feet of space across the County. However, since PuebloPlex is not expected to support some sectors, such as retail and hospitality uses, the site’s share of the County-wide demand is likely to be low, in the range of 5% to 7%, or 20,000 to 30,000 square feet per year.

More detailed data from the Colorado Department of Labor’s Labor Market Information identifies specific sub-sectors which are expected to see the highest levels of growth through 2024. These sub-sectors are each expected to see growth of at least 2% annually through 2024.

Sectors with the Highest Projected Employment Growth Through 2024	2014 Estimated Employment	2024 Projected Employment	Change	Annual % Change
Fabricated Metal Product Manufacturing*	967	1,369	402	3.5%
Construction of Buildings	823	1,157	334	3.5%
Professional, Scientific, and Technical Services*	1,599	2,242	643	3.4%
Ambulatory Health Care Services	4,137	5,698	1,561	3.3%
Merchant Wholesalers, Durable Goods*	789	1,075	286	3.1%
Health and Personal Care Stores	514	688	174	3.0%
Miscellaneous Store Retailers	467	630	163	3.0%
Animal Production	26	35	9	3.0%
Wood Product Manufacturing*	64	85	21	2.9%

Sectors with the Highest Projected Employment Growth Through 2024	2014 Estimated Employment	2024 Projected Employment	Change	Annual % Change
Specialty Trade Contractors*	1,585	2,079	494	2.8%
Building Material and Garden Equipment, Supplies Dealers	734	959	225	2.7%
Furniture and Home Furnishings Stores	180	230	50	2.5%
Management of Companies and Enterprises	164	207	43	2.4%
Furniture and Related Product Manufacturing*	23	29	6	2.3%
Real Estate	419	516	97	2.1%
Internet Svc Providers, Web Search, Data Processing Services	53	65	12	2.1%
Motor Vehicle and Parts Dealers	915	1,114	199	2.0%
Heavy and Civil Engineering Construction	577	704	127	2.0%

Source: Colorado Dept. of Labor, Labor Market Information, 2015

As shown in the table, many of the sub-sectors which are expected to grow the fastest are less appropriate for the PuebloPlex site. Sectors marked in the Table with an asterisk (*) are considered to be consistent with the vision for the PuebloPlex site. For example, retail stores are considered inconsistent with the locational qualities of the PuebloPlex location. However, the manufacturing, wholesale and office uses could benefit from locating at PuebloPlex. However, given the significant amount of competing space at other industrial properties in the region with better locational characteristics, PuebloPlex will have to market aggressively to attract users.

Agricultural Uses

According to the U.S. Department of Agriculture’s (USDA) 2012 Census of Agriculture, Pueblo County had 894 farms, with more than 895,000 acres dedicated to farming. The average size of a Pueblo County farm was just over 1,000 acres. In 2012, only 190 farms were more than 500 acres in size, and more than 560 farms were less than 180 acres. Slightly more than half of the County’s farm operators (468) have farming as their primary occupation.

USDA estimates the average market value of land and building for a typical farm to be \$734 per acre, or an average of \$735,100 per farm. While cropland accounted for more than half of all farms (452), these farms accounted for less than 10% of acreage (88,503 acres).

The market value of products sold in 2012 was reported to be more than \$51 million. This was an increase over the 2007 estimate of \$49.3 million. Livestock, poultry and related products accounted for approximately two-thirds of farm-related revenues in 2012, with crops accounting for the remainder. Farmers earned a net cash farm income of \$4.7 million in 2012, an average of \$5,281 per farm.

From a public perception perspective, it may be difficult to utilize portions of the PuebloPlex site for agricultural production. Given the former use of the site as a chemical weapons depot, it may be difficult to counter public perceptions that crops grown on-site, or livestock grazed on the site, could be “contaminated”. One approach to overcome this perception could be to develop several “test areas” for agricultural uses, and to test the resultant crops to verify that no contamination or issues of concern affected the crops. This could be done as a joint evaluation project with a Colorado-based college or university.

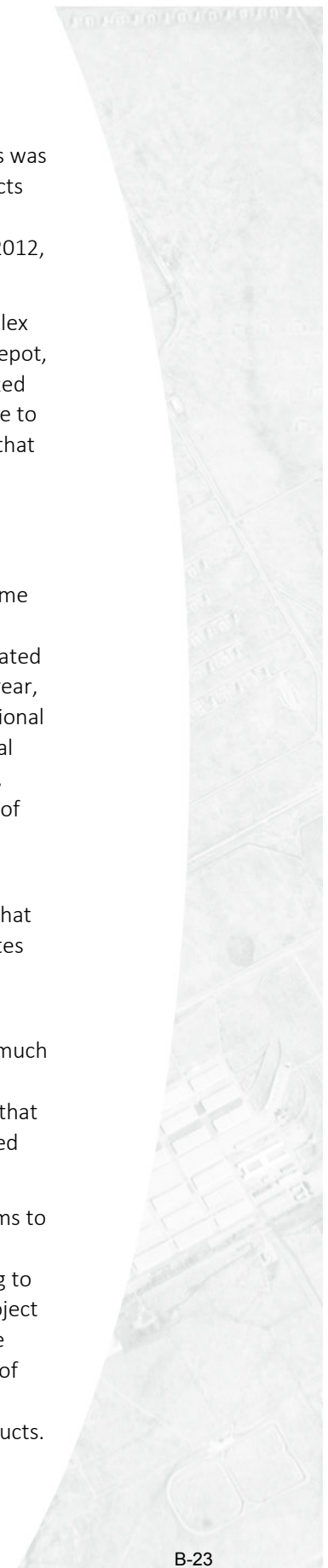
Marijuana


Since the State of Colorado legalized retail sales of marijuana in 2014, marijuana has become big business in the State. Despite legalization, approximately 75% of Colorado’s cities and towns prohibit medical and retail license for sales of marijuana. In mid-2014, it was estimated that Colorado residents would consume almost 290,000 pounds of marijuana during the year, but only 170,000 pounds was expected to be grown by legal medical marijuana or recreational marijuana outlets. The remainder (40%) was expected to be grown individuals for personal consumption, registered caregivers and black market producers. According to USA Today, State, local and Federal sales taxes for recreational marijuana account for more than 20% of the retail sales price, while the average is 7.6% for medical marijuana users.

Despite price pressures, a report from the State of Colorado indicates that the monthly average amount of “locally produced” medical marijuana was between 33% and 50% of what they could have produced legally. On the retail/recreational side, the State report estimates cultivation averaged only 40% of the legal limit.

As the marijuana market matures, cultivation and production of marijuana and related products (edibles, extracts and concentrates) has reportedly been increasing throughout much of the State. From a perception perspective, growing marijuana at PuebloPlex could face some of the same concerns as other agricultural uses at the site – there may be concerns that any agricultural product, including marijuana, could be affected by contaminants associated with munitions production at the site.

When cultivation of marijuana was illegal, many growers developed indoor growing systems to limit the potential to be arrested. Since legalization, marijuana growers have begun to embrace greenhouse/grow house concepts to more closely control production. According to the Pueblo County Economic Development Department, there are several grow house project under construction, with sizes in the range of 100,000 square feet each. In addition, some large scale producers have begun to establish very large facilities which include hundreds of thousands of square feet. Companies such as Monsanto, Bayer and BASF have all been identified as having an increased focus on the medical marijuana market and related products.



A vertical, narrow aerial photograph on the left side of the page, showing an industrial or agricultural area with various structures, roads, and fields.

Locally, there is a hemp growing operation at the Pueblo Airport Industrial Park. The company, CBDRx, is growing hemp for the CDB oil, which has a variety of medical applications.

As with many other market opportunities for development at PuebloPlex, water may be a limiting factor. Published reports have indicated an average plant consumes about six gallons of water per day. A 2010 report from the Rand Drug Policy Research Center estimated that 1.4 plants per square foot can be supported, or almost 61,000 plants per acre. This means that marijuana cultivation could use as much as 365,000 gallons of water per acre per day. At that rate, a 100-acre marijuana cultivation operation would require more than 36 million gallons of water per day.

Manufacturing Uses

Pueblo County has a long manufacturing history, and has a significant concentration of its workers in the manufacturing sector. While the statewide average employment in the manufacturing sector is 5.5%, Pueblo County's is substantially higher at 9.9%. This substantial concentration of manufacturing jobs is considered an asset in terms of a competent, qualified labor force that can meet the needs of manufacturing companies.

The County's manufacturing heritage goes back to the Colorado Fuel and Iron Company, which began operations in 1881. Now known as EVRAZ Rocky Mountain Steel, the company manufactures high quality rail, seamless pipe rod and coiled reinforcing bar products.

The presence of EVRAZ has attracted a number of related companies in the steel manufacturing and metal fabrication sector. These include, but are not limited to:

- Atlas Pacific;
- Davis Wire;
- Krage Sheetmetal;
- Kurt Manufacturing;
- Mountain States;
- pewag;
- Trane/Ingersoll Rand; and
- Vestas Wind Energy.

The County has also established a strong presence in industries related to rail manufacturing. EVRAZ manufactures quarter-mile sections of rail at its Pueblo facility. Among the rail-related companies in the region are:

- Chemtron Rail;
- LB Foster;
- Nortrak; and
- Rocla Concrete Ties.

In terms of future growth, the Colorado Department of Local Affairs projects that 1,300 new Traditional Industrial Basic Jobs will be created in Pueblo County through 2040. This represents an average of 52 industrial-manufacturing jobs annually, which is not significant in terms of the PuebloPlex property or the other competing industrial sites in the County.

However, Pueblo County's quality workforce, together with training assets provided by Pueblo Community College, is an attractive option for companies looking to establish a new manufacturing operation in the region. PuebloPlex will need to market aggressively in order to attract manufacturing uses to the site, given the high level of competition at other locations in the County.

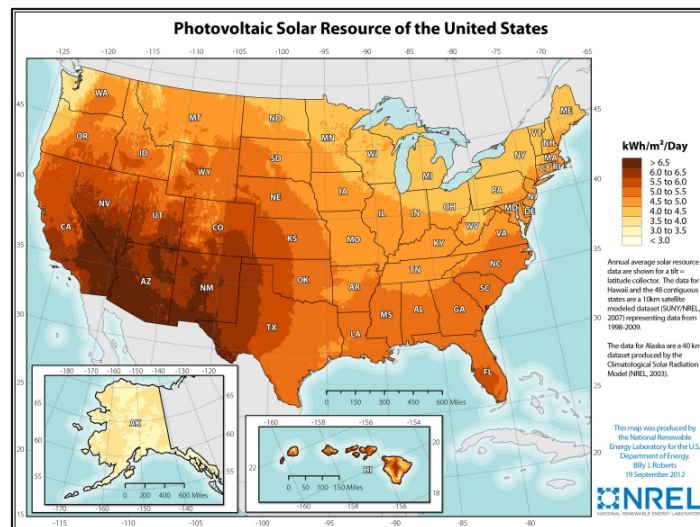
Alternative Energy Uses

Colorado is a leader in alternative energy uses. The State's utilities have been aggressive about developing about adopting alternative energy technologies and have developed significant installed capacity of wind and solar energy in response to the Colorado Renewable Energy Requirement (Initiative 37, 2004). In addition, residential property owners have also begun installing alternative energy products, principally residential solar systems.

This section provides an overview of key alternative energy opportunities which could be considered for the PuebloPlex site.

Solar Energy

In 2012, the National Renewable Energy Research Laboratory (NREL) prepared a Market Study and Feasibility Analysis for a Utility-Scale Solar Energy Project at the Pueblo Chemical Depot. The project was undertaken at the request of the Baltimore District of the US Army Corps of Engineers Enhanced Use Lease office.



The graphic to the right provides an illustration of the photovoltaic solar resources in the country. As shown in the graphic, the Pueblo area has above average solar resources.

The NREL feasibility analysis evaluated the potential for solar energy under three separate scenarios – photovoltaics (PV) with one-axis tracking, concentrating photovoltaic (CPV) with two-axis tracking, and trough-style concentrating solar power (CSP).

NREL’s estimate of the levelized cost of energy (LCOE) ranged from a low of 13.1 cents per kilowatt hour for CPV to 16.6 cents per kilowatt hour for CSP. NREL concluded that “Even with low land lease rates, the LCOE for a potential solar project is still greater than other fossil-fuel generation options such as natural gas”.

Since the time of the 2012 NREL study, the cost for installed capacity of solar systems has continued to fall. In 2014, Xcel Energy announced a \$250 million solar project adjacent to their existing power plant. The 120-megawatt project, known as the Comanche Solar project, will reportedly be the largest solar installation east of the Rockies. The project is expected to include 450,000 solar panels on 900 acres of land, will generate enough energy to supply 31,000 Xcel customers. A second major utility-scale solar project is being proposed in Pueblo County which is expected to be in the range of \$150 to \$175 million in investment.

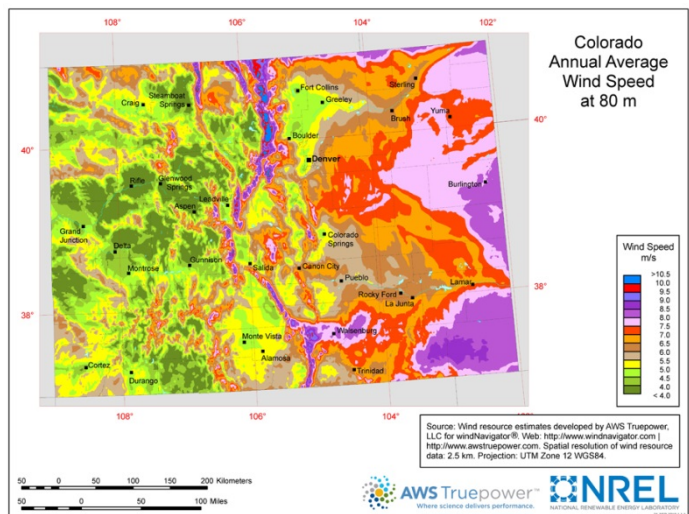
While the NREL study determined that a utility-scale solar project would not be feasible without significant subsidy and/or renewable energy credits, reductions in the required capital cost to develop a solar project may have altered the economics of such a project. The recent decision of a private sector firm to develop a large utility-scale solar project provides additional evidence of potentially improved project economics. As such, it is recommended that the LRA consider updating the NREL study to reflect current economic conditions.

Wind Energy

The State of Colorado has a significant installed base of wind turbines used to generate electric energy. According to the National Renewable Energy Laboratory (NREL), the State has almost 2,600 megawatts of installed wind power capacity. NREL indicates that there is a total of 66,000 megawatts of installed capacity across the country, indicating Colorado accounts for less than 5% of the total installed capacity. Texas has the largest installed capacity (14,208 MW), followed by California (5,914 MW) and Iowa (5,708 MW).

Large commercial or utility-scale wind energy projects have towers which range from 80 to 110 meters in height (to the hub). These structures often require aviation obstruction notification and lighting. These projects typically range in size from 500 kilowatts to 7.5 megawatts.

NREL publishes general maps which identify average wind speeds at various heights, which allows for general



evaluation of a location for wind turbine development. The graphic to the right illustrates average wind speeds in the State of Colorado at a height of 80 meters, which is typical for a large wind project. As shown in the map, Pueblo generally has wind speeds of 5.5 to 6.0 meters per second, or 10 to 12 miles per hour.

According to published data, a typical large-scale or utility-scale wind energy project requires approximately 50 acres per installed megawatt of capacity. Thus, a 10 megawatt wind project would require just 500 acres of land. Moreover, less than 20% of this land is “dedicated” to wind generation, while the remainder can be used for other purposes, such as grazing or farming.

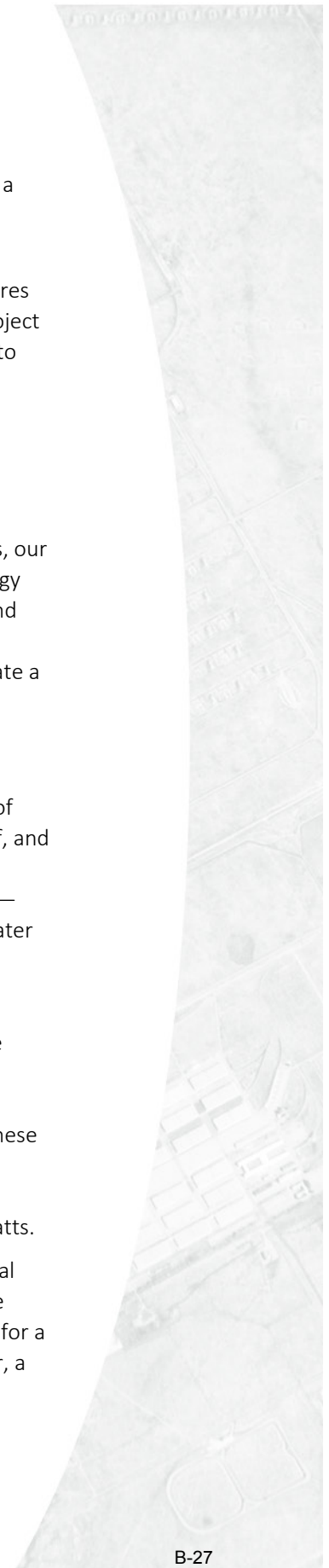
The Department of Energy (DOE) has a wind energy research facility which may be able to provide additional data on wind opportunities for the PuebloPlex site. The National Wind Technology Center (NWTC) is located outside Boulder, Colorado. According to the NREL website, “the NWTC is at the forefront of energy innovation. For more than three decades, our researchers have spent countless hours building unparalleled expertise in renewable energy technologies while supporting the vision that wind and water can create clean, reliable, and cost-effective electricity. The NWTC strives to be an essential partner to companies, other DOE laboratories, government agencies, and universities around the world seeking to create a better, more sustainable future.

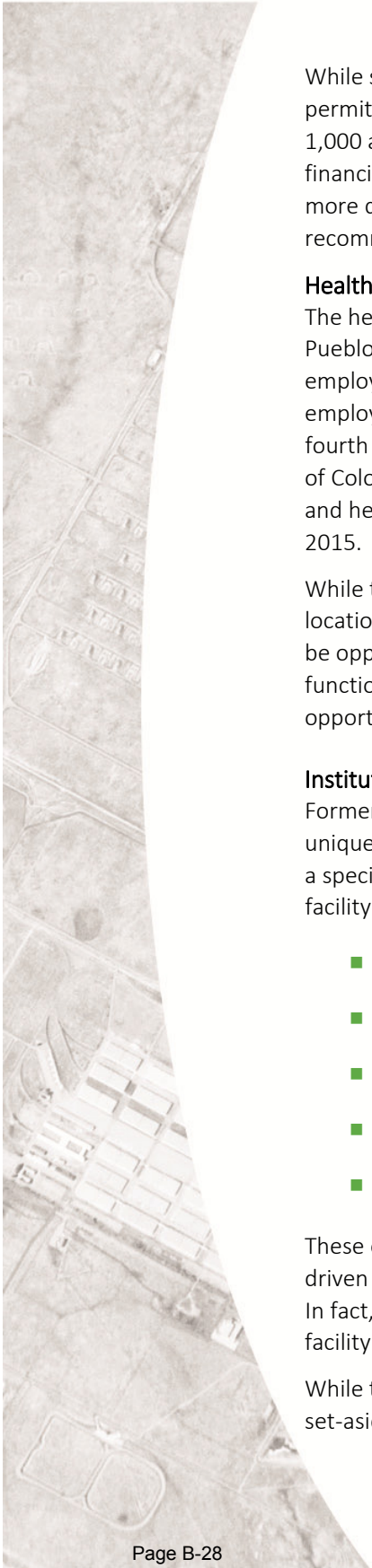
Just south of Boulder, Colorado, the NWTC is nestled at the base of the Rocky Mountain foothills. The 305-acre site experiences diverse and vigorous wind patterns—more than 100 miles per hour—making it an ideal setting for testing the reliability and performance of wind turbines. The NWTC comprises the necessary infrastructure, highly experienced staff, and state-of-the-art equipment needed to provide its partners and stakeholders with a full spectrum of research and development capabilities to develop everything at one location—from small residential wind turbines and components to utility-scale offshore wind and water power technologies.”

Waste-to-Energy

In twenty four states across the country, waste-to-energy plants produce clean renewable energy through the burning of municipal solid waste, conversion to refuse derived fuel or modular combustion. According to the Energy Recovery Council, a total of 84 facilities produce some type of energy through thermal combustion of municipal solid waste. Of these facilities, 62 generate electricity, 4 export steam, and the remaining 18 facilities provided combined heat and power. These facilities have a throughput capacity of more than 96,000 tons per day, and have an electric generating capacity of more than 2,500 megawatts.

The presence of the active rail line at the PuebloPlex site could make “importing” municipal solid waste to the site cost effective. Larger population centers to the north, including the Denver Metropolitan Area and Colorado Springs, could offer a steady supply of “product” for a waste-to-energy plant. Related to this concept is the possibility of a major recycling center, a state-of-the-art landfill, a construction/demolition debris landfill or a hazardous materials landfill.



A vertical, narrow aerial photograph of the PuebloPlex site, showing a mix of open land, roads, and some industrial or commercial buildings. The image is positioned on the left side of the page, partially overlapping the text.

While some of these options may not have widespread public support, the fact is that once permitted, operations of this type can be extremely profitable. Allocation of 500 to 1,000 acres of land to waste-to-energy, recycling and/or landfill operations may offer potential financial returns to support development in other areas of the PuebloPlex site. However, a more detailed evaluation of competing locations, development costs and revenue potential is recommended.

Healthcare Uses

The healthcare and social services sector is the largest employment sector of the Pueblo County economy. It is estimated that this sector accounts for one-quarter of employment in Pueblo County. According to PEDCO, Parkview Medical Center is the largest employer in the County, with almost 2,700 employees, and St. Mary Corwin Hospital is the fourth largest employer, with 1,400 employees. The Leeds School of Business at the University of Colorado Boulder's annual Colorado Business Economic Outlook identifies the education and healthcare sector as one of the four fastest growing segments of the State's economy for 2015.

While the PuebloPlex site may not be well-suited for hospital or medical office uses due to locational considerations and the lack of population density in proximity to the site, there may be opportunities for PuebloPlex to provide locations for back-office, data center and support functions. While these operations are generally small in nature, they may provide an opportunity to create early occupancy at the site.

Institutional Uses

Former military installations across the country have been converted to support a variety of unique institutional uses. These opportunities can be varied, and depend on both the need for a specific facility and the availability of funding to support development and operation of a facility. Some examples of institutional uses located at former military installations include:

- A prison and State Police driving school at the former Seneca Army Depot;
- A Federal Correctional Medical Center at the former Fort Devens;
- A state university at the former Fort Ord;
- A National Veteran's Cemetery at the former Navy/Grumman manufacturing site; and
- A visa and passport processing center at the former Pease Air Force Base.

These opportunities include Federal and state funded activities. In general, these uses are driven by an expressed need from a specific entity looking for a location for a specific project. In fact, the LRA received an expression of interest for a regional law enforcement training facility from a coalition of law enforcement agencies in 2014.

While the requirements for a specific use may vary, it may be beneficial for PuebloPlex to set-aside up to 1,000 acres to support institutional users. While it is difficult to determine

which site is best without a firm understanding of a specific project, segregating a land use of this type, where multiple users can be accommodated, will provide flexibility in responding to the needs of future institutional users.

The potential expansion of the Transportation Technology Center, Inc. (TTCI) could be considered as an institutional use. The TTCI is owned by the American Association of Railroads, and provides state-of-the-art transportation testing, research and training. Rail access to the TTCI site is through the PuebloPlex site, and the rail line servicing the TTCI property is considered to be the best quality rail on the PuebloPlex site. This may offer PuebloPlex the opportunity to pursue related rail education, development and training activities on the site, in cooperation with TTCI.

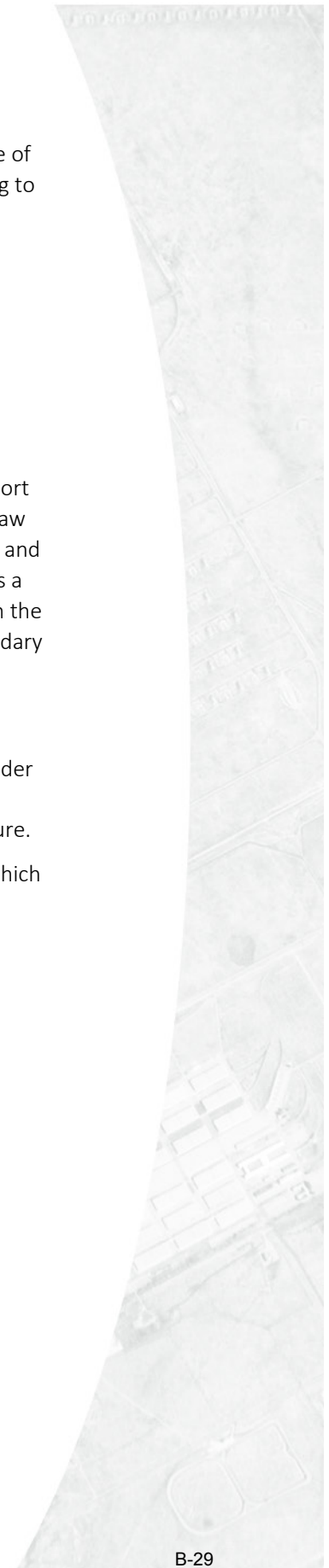
Similarly, given the size and remote nature of the PuebloPlex site offers the ability to support the development of highly specialized research, security and training facilities to support law enforcement, bio-hazard industries, first responders, hazmat and/or special forces testing and training. The site could also support a variety of prison and/or detention facilities, such as a county jail, a Federal correctional medical center, a state prison or a Federal prison. Given the amount of available land and the ability to co-locate other law enforcement uses as secondary deterrents, the PuebloPlex site could also support a “SuperMax” prison facility.

Property Absorption and Job Creation Potential

In order to understand the potential for job creation at PuebloPlex, it is necessary to consider the potential property absorption at the site. Property absorption and the associated development on the site will support new jobs to replace those lost as a result of the closure.

The preliminary reuse concepts for the site contain a broad range of potential land uses which can be supported at the PuebloPlex site. These include:

- Agriculture (R&D);
- Recreation and Open Space;
- Education and Training;
- Service Commercial;
- Distribution and Warehousing;
- Igloo Storage;
- Landfill;
- Recycling;
- Energy Park;
- Law Enforcement;
- Workforce Housing;
- Gateway to the West;
- Recreational Trails/Motocross;



- Rail Distribution/Commercial Storage/Grain Storage;
- Aerospace/High Tech R&D;
- Manufacturing;
- Heavy Manufacturing; and
- Incubator Space for New Industry.

For each land use category, annual absorption is estimated in terms of the number of acres which are likely to be absorbed in a given year. It is important to note that these estimates assume that PuebloPlex properties are aggressively marketed, and that a comprehensive business attraction strategy is implemented in order to achieve desired job creation targets.

For each land use category, a floor area ratio (FAR) is used to estimate the anticipated square footage of buildings to be developed on each acre of property. Some uses have much higher FARs due to the nature of their operations. For example, an FAR of 25% (10,890 square feet of buildings per acre) is included for distribution and warehousing uses, while service commercial uses are included at a lower FAR of 15% (6,534 square feet of buildings per acre).

Several land use categories are referred to as “all or nothing”. This reflects the expectation that these parcels will not be subdivided and marketed individually, but rather will be transferred to a single owner. For instance, the agricultural lands are likely to be transferred to a single user, all at the same time. Similarly, the open space is likely to be transferred to a single owner (presumably the County). Also, the landfill, solar and recycling lands are expected to be transferred to single users, who may choose to develop these sites slowly or more aggressively, depending on the market for their products/services.

For land uses which are expected to be subdivided into smaller lots, annual absorption estimates for each land use category range from as low as three acres per year to as high as twenty acres per year. Overall, the potential exists to absorb somewhere between 34 and 70 acres annually.

Using a variety of floor area ratios (FARs) for each land use category, the projected square footage that could be supported on each site is estimated. Thus, based on the annual projected absorption of 40 to 79 acres annually across all land use categories, or as much as 325,000 to 659,000 square feet of new buildings could be supported annually. Since the various land use alternatives do not include all of the land use categories, the absorption for a specific alternative is likely to be less than the combined estimate.

Land Use	Annual Absorption - Acres	FAR	Low Estimate – SF of Buildings	High Estimate – SF of Buildings
Ag (R & D)	All or Nothing	0.50%	–	–
Rec Open Space	All or Nothing	0.25%	–	–
ED / Training	3 to 5 acres per year, unless a major institution relocates to the site	12.50%	16,335	27,225
Service Commercial	3 to 5 acres per year	15.00%	19,602	32,670
Dist. / Warehouse	3 to 10 acres per year	25.00%	32,670	108,900
Igloo Storage	25 to 40 units per year	1.00%	–	–
Landfill	All or Nothing	0.25%	–	–
Recycle	All or Nothing	1.50%	–	–
Energy Park	All or Nothing	1.00%	–	–
Law Enforcement	All or Nothing	2.00%	–	–
Work Force Housing	Minimal job generation impacts	0.50%	–	–
Rec Trails / Motocross	All or Nothing	0.25%	–	–
Gateway to West	10 to 20 acres per year, if a user is identified for the planned land uses	15.00%	65,340	130,680
Rail Dist. / Com. Storage / Grain Storage	10 to 20 acres per year	20.00%	87,120	174,240
Aerospace / High Tech R & D	3 to 5 acres per year	15.00%	19,602	32,670
Manufacturing	4 to 7 acres per year	25.00%	43,560	76,230
Heavy Manufacturing	4 to 7 acres per year	25.00%	43,560	76,230
Incubator Space for New Industry	Somewhat speculative without a source of subsidy	15.00%	–	–

Source: Jeffrey Donohoe Associates, 2015

Utilizing square footage requirements for a typical employee in each industry, the number of potential employees in each land use category can be estimated. As shown in the Table, as many as 300 to 575 new jobs could be supported each year, based on the assumption that the real estate absorption targets can be achieved. As indicated earlier, this will require both an aggressive marketing strategy and an aggressive business recruitment strategy.

Land Use	SF per Employee	Low Estimate - Employees	High Estimate of Employees
Ag (R & D)	15,000	–	–
Rec Open Space	10,000	–	–
ED / Training	500	33	54
Service Commercial	450	44	73
Dist. / Warehouse	1,250	26	87
Igloo Storage	30,000	–	–
Landfill	15,000	–	–
Recycle	2,000	–	–
Energy Park	25,000	–	–
Law Enforcement	15,000	–	–
Work Force Housing	20,000	–	–
Rec Trails / Motocross	10,000	–	–
Gateway to West	1,000	65	131
Rail Dist. / Com. Storage / Grain Storage	5,000	17	35
Aerospace / High Tech R & D	750	26	44
Manufacturing	1,000	44	76
Heavy Manufacturing	1,000	44	76
Incubator Space for New Industry	1,000	–	–

Source: Jeffrey Donohoe Associates, 2015

These job creation estimates are well within the CDLA’s estimates for overall job creation within Pueblo County through 2040, more than 1,200 total jobs annually. Further, PuebloPlex could create substantially more jobs if a large-scale anchor tenant were attracted to the site from outside the region.

As a caveat, the ability to sell or lease any property at PuebloPlex will require that infrastructure systems be in place which can provide support to any organization choosing to locate at the site.

Conclusions

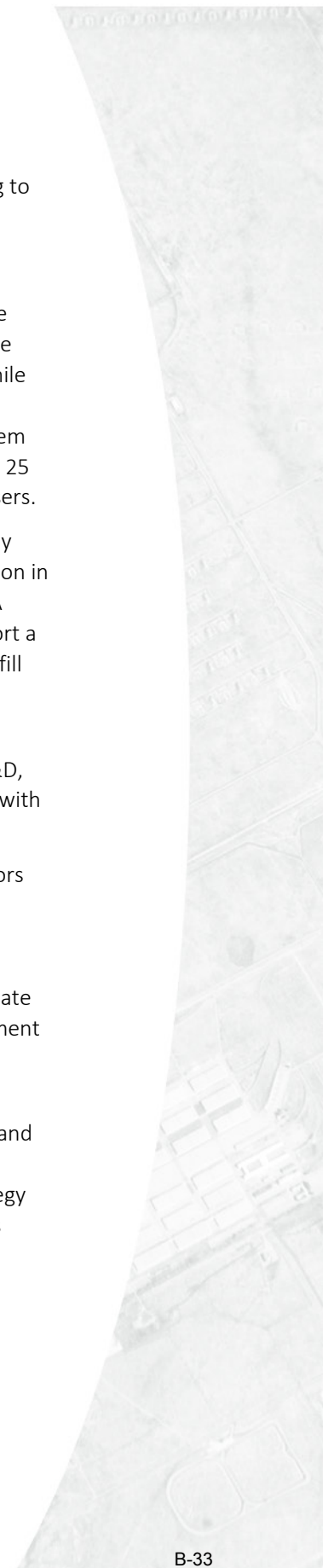
The PuebloPlex property represents one of the largest redevelopment opportunities in the United States, with more than 15,000 acres expected to be available. The property has the ability to support a variety of unique large-scale economic development opportunities, while also supporting smaller scale projects at the outset of the project. The property's transportation assets, particularly its rail system and access to the east-west highway system connecting the Pueblo region to Utah and Kansas, as well as its proximity to the Interstate 25 corridor, will make it worthy of consideration by distribution, logistics and warehousing users.

The PuebloPlex property also has the ability to support alternative energy uses, particularly solar energy. Exel Energy recently began construction on one of the largest solar installation in the U.S. in Pueblo County, a 900-acre project estimated to cost more than \$225 million. A second major project is reportedly in the permitting process. PuebloPlex could also support a major waste management facility, to include recycling, waste-to-energy, a traditional landfill and/or hazardous waste, construction debris and other specialized landfill operations.

PuebloPlex also has the capability and capacity to support a variety of more traditional economic development uses, including manufacturing, heavy industrial uses, high tech R&D, aerospace manufacturing and educational uses. The property's large land areas, coupled with its buffered location, offer the ability to support difficult-to-site and noxious uses.

As part of the redevelopment strategy for PuebloPlex, it will be necessary to mitigate factors which inhibit the ability to attract tenants and users to the site, particularly infrastructure constraints. The successful redevelopment of the PuebloPlex property will require that necessary infrastructure systems be put in place to support the anticipated users of the property. This would include necessary water and wastewater systems, as well as up-to-date telecommunications, electrical and natural gas systems. Roadways to support redevelopment of the site will also be required.

The successful redevelopment of the PuebloPlex property will also require an aggressive marketing campaign to create awareness of the property among site selection specialists and industry representatives. This could include participation in trade shows, writing articles, outreach to site selection consultants, advertising, a web presence and social media strategy and other marketing approaches. In addition, PuebloPlex will need to establish a business attraction strategy for the property, once target industries have been identified.





Please see the next page.

Appendix C – Off-Site Conditions and Influences Technical Memorandum



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Technical Memorandum

Assessment of Off-Site Conditions / Influences

Introduction

PuebloPlex encompasses approximately 16,000 acres in Pueblo County, and is located approximately 15 miles east of Pueblo City limits. The expansive property is situated on the north side of State Highway 96, near the City of Avondale and the Town of Boone. The area surrounding the property is predominantly rural and residential, with the exception of Pueblo Memorial Airport roughly eight miles to the west, and the Transportation Technology Center (TTCI) approximately five miles to the north.

The assessment of off-site conditions and influences is important for assessing the impacts of PuebloPlex redevelopment on the surrounding community and the surrounding community on PuebloPlex redevelopment. At the core of this assessment is a review and evaluation of the existing land use, planning policies, and regulatory framework to provide a context for conditions surrounding PuebloPlex, insight into the long-term impacts of growth and development surrounding PuebloPlex, and to identify any policy or regulatory changes necessary to facilitate the redevelopment of PuebloPlex based on the vision expressed by participating stakeholders.

Land Use

Existing Land Use

Almost all land surrounding PuebloPlex to the east and west is predominantly rural with open space, large agricultural areas, and ranches with a handful of residences. There is minimal commercial or residential development in the immediate vicinity west and east of PuebloPlex. The closest non-residential development is series of manufacturing and warehouse facilities approximately eight miles west of PuebloPlex situated near the Pueblo Memorial Airport immediately north of US Highway 50.

Approximately five miles north of PuebloPlex is the TTCI facility. Owned by the US Department of Transportation, the TTCI is a comprehensive training facility for railroads which provides training, research and development, consulting, and testing facilities. The main rail line that runs north – south through the PuebloPlex property, connects the two properties via rail. PuebloPlex and the TTCI are both considered employment centers, which support light industrial and public government type land uses with little to no residential or commercial development.

The Town of Boone (population 339 per the 2010 census) and communities of Avondale (a census-designated place with a population of 674 per the 2010 census) and North Avondale are small residential communities situated to the south and southeast of PuebloPlex.

Boone is located approximately 4 miles east of PuebloPlex along State Highway 96. This small community is bisected by Highway 96 and the railway line running parallel to Highway 96. The portion of Boone south of Highway 96 contains a post office, community park, and several single family detached dwellings and manufactured homes. The portion of Boone north of highway 96 and the railroad tracks contains single family detached dwellings, manufactured homes and an elementary school.

The community of North Avondale is south of PuebloPlex on Highway 96 east of the US Highway 50 interchange and consists of a small cluster of single family dwelling units and one agricultural produce and seed business. North Avondale is separated from PuebloPlex by agricultural ranching land and one single family residence.

The community of Avondale is approximately 6 miles south of PuebloPlex and south of US Highway 50 and the Arkansas River. Avondale consists of single family dwelling units, community center and elementary school. The commercial core of the community contains a post office, gas station / convenience store and two churches.

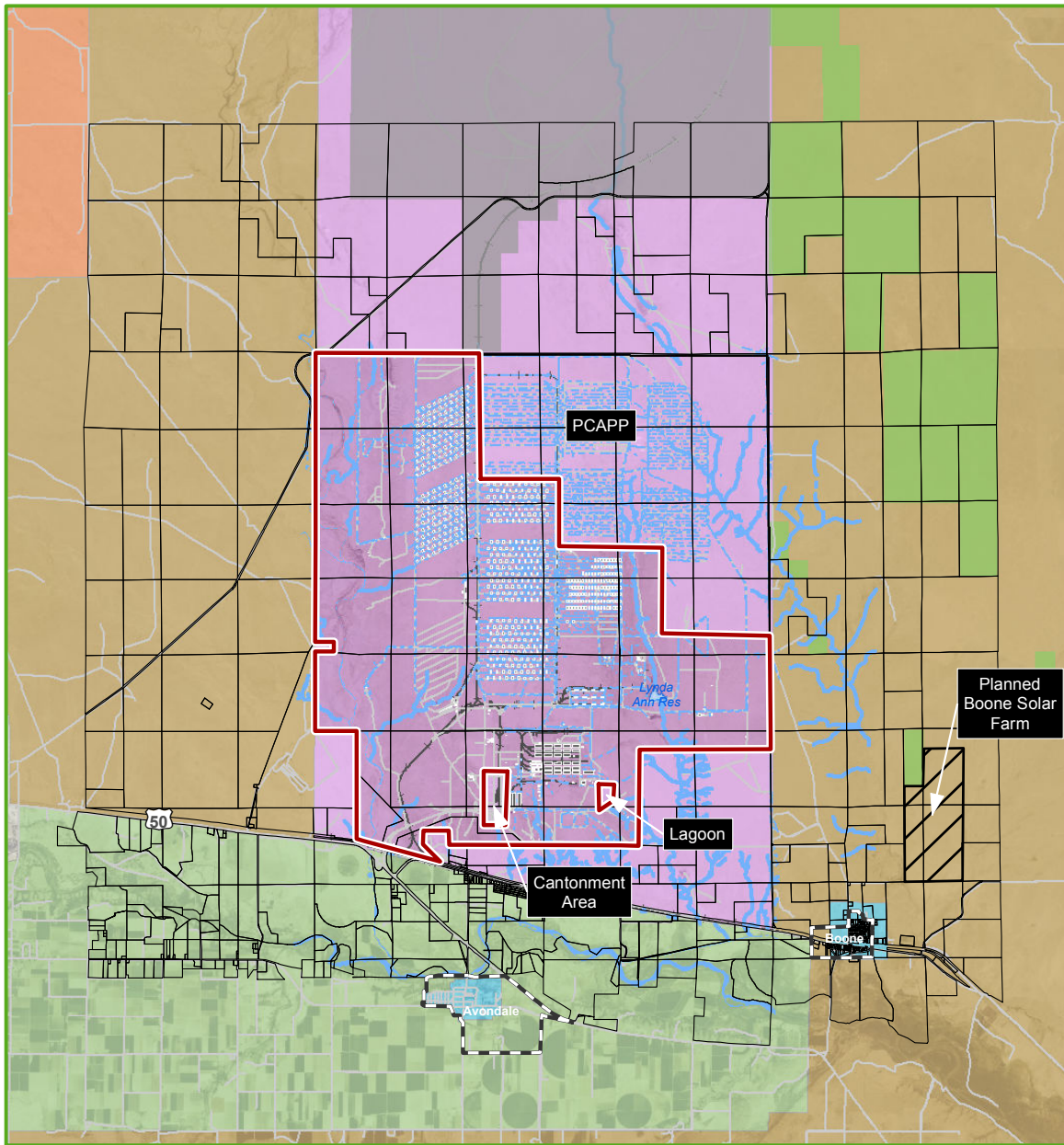
Assessment

Land uses surrounding PuebloPlex are generally rural consisting of agricultural areas and open space with the exception of the few small communities to the south and southwest. The adjacent properties are sparsely populated and contain large tracts of open space. The TTCI property to the north is light industrial use separated from PuebloPlex approximately five miles to the north. The rural character, wide open space, and few residences in close proximity to PuebloPlex create an environment conducive to redevelopment with few neighbors and sufficient land area to support a variety of onsite uses and open space to buffer adjacent properties.

Future Land Use

The Pueblo County Regional Development Plan (RDP) outlines the goals, objectives, and policies to guide growth and development over the 2030 planning horizon. Prepared by the Pueblo Council of Governments, adopted in 2002 and amended in 2011 and 2014, the Plan identifies development action areas and contains future land use and transportation components intended to reflect desired land use and managed growth per the regional community vision. Since future land use represents a desired state in the future, it is important to maintain plans that are consistent with desired growth and development.

According to the Regional Development Plan, future land use has been designated for the PuebloPlex site and surrounding areas. These land use designations and their locations are described below and shown on Figure 1-1.



Legend

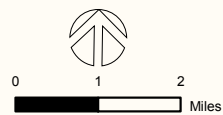
Future Land Use

- Country Village
- Employment Center - Light Industry Mixed
- Production Agriculture
- Rural Ranch
- Special Development Area

- Planned Boone Solar Farm
- BLM Land
- Transportation Technology Center

- PuebloPlex
- Avondale
- Boone
- Parcels
- Igloo
- Building

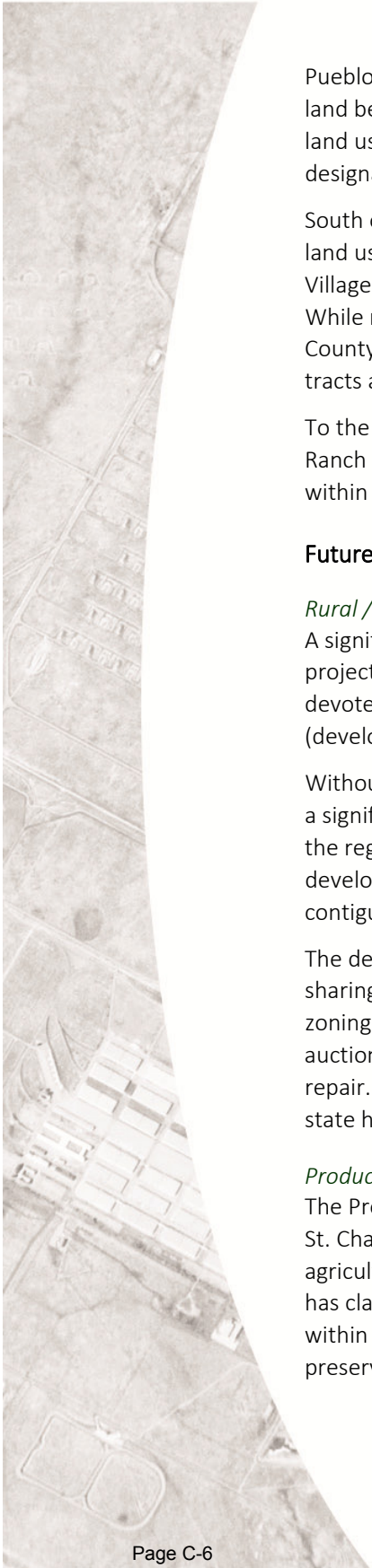
- Surface Water Body
- Ditch
- Stream
- Road
- Railroad



Source: Pueblo County GIS, 2015.

PUEBLOPLEX REDEVELOPMENT PLAN

**Figure 1-1
Future Land Use**

A vertical, narrow aerial photograph on the left side of the page, showing a mix of industrial buildings, parking lots, and open land. The image is slightly faded and has a white border.

PuebloPlex including the Pueblo Chemical Agent-Destruction Pilot Plant (PCAPP), the TCI and land between are designated within the Employment Center – Light Industry Mixed future land use category. To the south between PuebloPlex and US Highway 50 is land also designated within the Employment Center – Light Industry Mixed future land use category.

South of US Highway 50, almost all land is designated within the Production Agriculture future land use category, with the exception of Avondale, which is designated within the Country Village future land use category. East of PuebloPlex are various future land use designations. While most land is designated Rural / Ranch, the Town of Boone is designated within the County Village category, similar to Avondale. Numerous Bureau of Land Management (BLM) tracts also exist east of PuebloPlex along with the future site of a proposed solar farm.

To the west of PuebloPlex, all land within a 10-mile range are designated within the Rural / Ranch future land use category, with the exception of the Pueblo Memorial Airport which is within the Employment Center – Light Industry Mixed category.

Future Land Use Designations

Rural / Ranch

A significant portion of the 1,900 square miles of developable land in the Pueblo Region is projected to remain in the category of Rural/Ranch. This is sparsely populated acreage devoted to traditional ranching operations, large rural land holdings and “ranchettes” (developed under Senate Bill 35, a 35-acre exemption from subdivision requirements).

Without public water or paved streets, this increasingly prevalent residential land use is having a significant impact on the demand for public services for remote, very low-density areas of the region. Residential uses are only recommended on large acreage tracts or in cluster developments that maintain an overall low density, while preserving substantial amounts of contiguous open space.

The density of this category is recommended at 1 or 2 units per 35 acres (allowing for the sharing of a single well) but clustering is encouraged to preserve open spaces. Commercial zoning recommended in these areas includes agricultural support activities such as livestock auctions, feed and grain sales, fertilizer and chemical sales and farm equipment sales and repair. Neighborhood commercial services may be appropriate at major intersections along state highways or arterial-level county roads.

Production Agriculture

The Production Agriculture designation pertains to prime agricultural land located east of the St. Charles River and within the land adjacent to Fountain Creek, north of Pueblo. These agricultural areas are known to possess rich, fertile soils which the Soil Conservation Service has classified as prime for agricultural use. There are a number of viable farm operations within these areas despite increasing pressures from development. The protection and preservation of the prime agricultural land is the primary purpose of this land use designation.

To conserve agricultural resources and to decrease the necessity of selling farmland due to high land values, minimal public infrastructure should be made available, especially public sewer services. Residential uses should only be permitted on large lots or in cluster developments that maintain an overall low density of 1 or 2 units per 35 acres.

Commercial zoning recommended in these areas includes agricultural support activities as livestock auctions, feed and grain sales, fertilizer and chemical sales and farm equipment sales and repair. Neighborhood commercial services may be appropriate at major intersections along state highways or arterial-level county roads.

Country Village

Several small-town and community-scale settlement areas have developed in the Pueblo region. The Regional Development Plan categorizes areas like Avondale and the Town of Boone as Country Villages. These areas are situated in more remote areas of the region, providing both neighborhood housing developments and commercial retail support services to serve the day-to-day needs of residents.

Country Villages are encouraged to have commercial services of the scale and character that reflect historic development. As community potable water and sewer systems are expanded, some higher density development may be appropriate.

Zoning is recommended to maintain 1-acre and larger lots in areas without public sewer and allow densities up to 3 or 4 units per acre where both public sewer and water are available. Neighborhood commercial zoning is recommended at appropriate intersections of collector roads or collector and arterial roads. Each country village should have one or two areas with community commercial zoning. Many Country Villages are adjacent to agricultural and forest land. When considering the extension of infrastructure and utility services, consideration should be given to ensure adjacent agricultural, forest, or other resources aren't detrimentally impacted or placed in jeopardy.

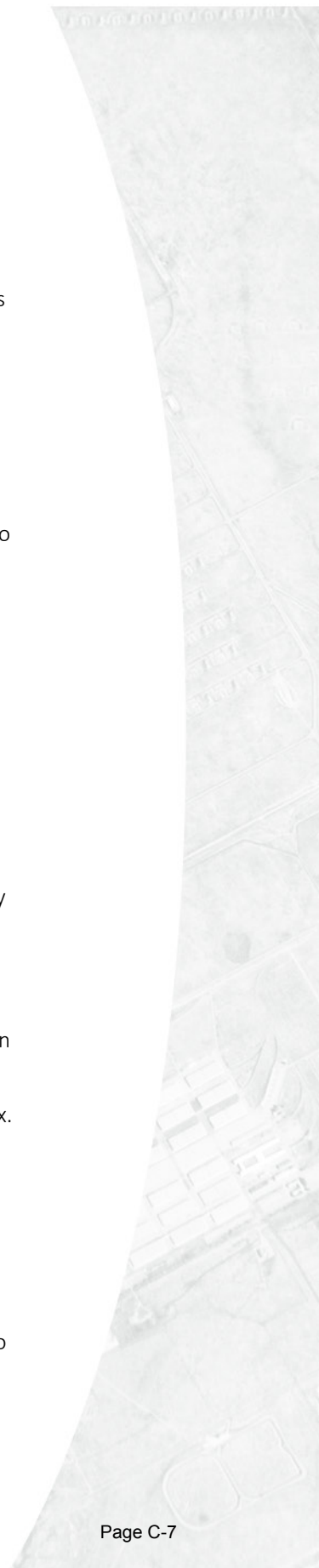
Employment Center – Light Industry Mixed Use

Light Industry Mixed Use, such as manufacturing, assembling, research and development, provide tax revenues and jobs for the region. These uses will be continued and expanded upon in a planned manner so as to minimize the impact on the public infrastructure.

Light Industry Mixed Use areas include the Airport Industrial Park, its environs, and PuebloPlex. Light Industry Mixed Uses are recommended within planned industrial parks and offer some commercial and office services. These uses exclude industrial processes that emit significant smoke, noise or odors, and the handling of hazardous materials.

Wherever possible, this use will be located away from residential uses. When potential conflicts between land uses occur, buffering and landscaping will be provided to minimize the impacts. Like residential growth, new industrial growth should be located in areas to best preserve surrounding agricultural uses and the natural environment. A typical Floor Area Ratio (FAR) of .25 should be followed in these areas in regards to ration of building area to lot size.

Source: Pueblo County Regional Development Plan, 2002



Assessment

The future land use category for PuebloPlex is Employment Center – Light Industry Mixed. This category is compatible with the surrounding future land use categories of Rural / Ranch and Production Agriculture which recommend densities of 1 or 2 residential units per 35 acres. These categories support growth only where existing public services are in place which precludes significant densification surrounding PuebloPlex. The area to the north including the TTCL is within the same future land use category as PuebloPlex underscoring the compatibility and similar light industrial uses.

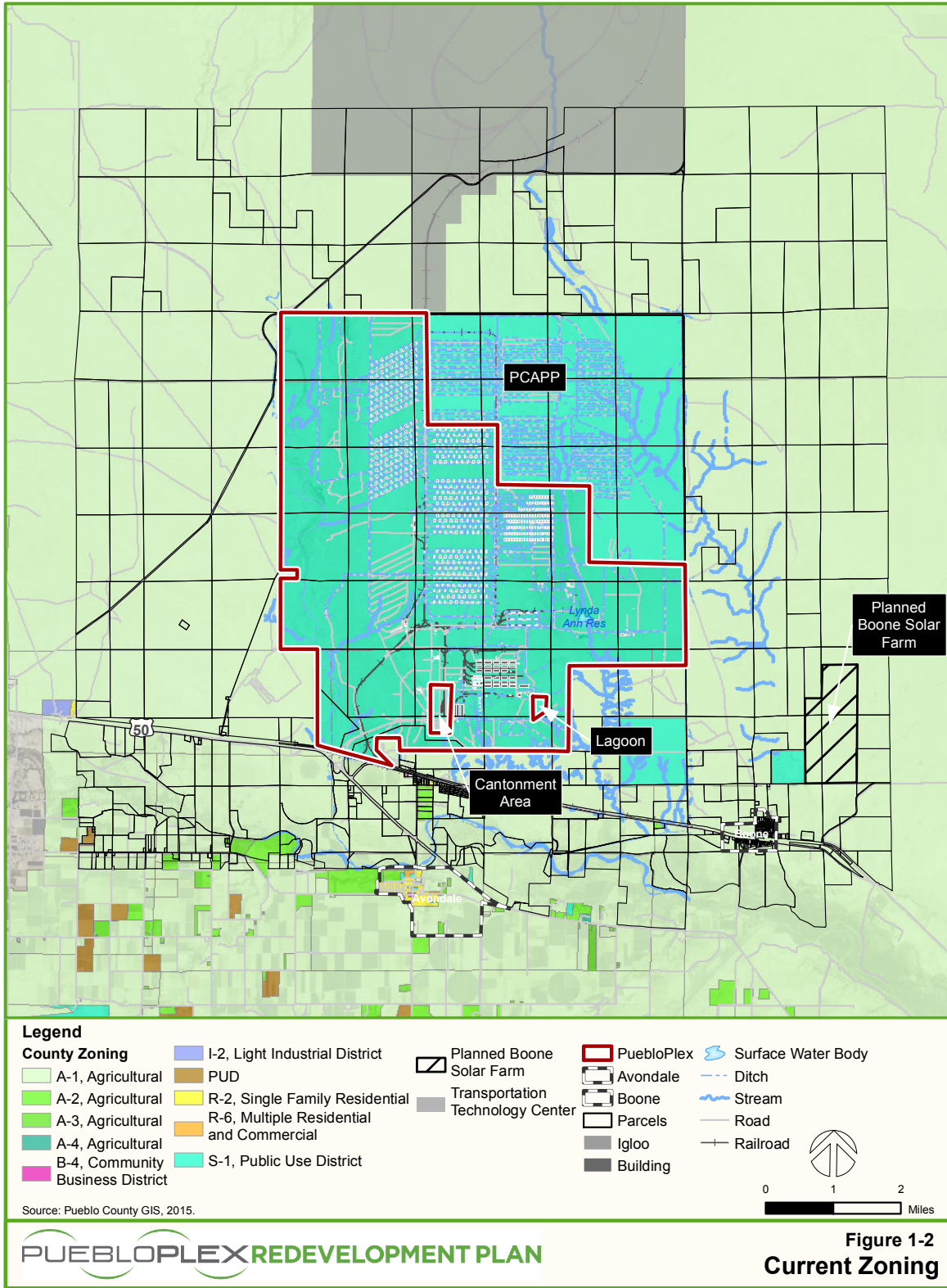
The two communities, Avondale south of PuebloPlex, and the Town of Boone east of the site are both within the Country Villages future land use category. Areas within this category allow for small-scale commercial services reflective of a small town community character. Though residential densities of 1-acre and larger lots in areas without public sewer and up to 3 or 4 units per acre where both public sewer and water are available is recommended, both Avondale and the Town of Boone are situated several miles from PuebloPlex. As large employment sectors would typically not be included in areas with this designation, PuebloPlex could provide job support for these communities.

Zoning

Pueblo County zoning districts are defined in Pueblo County Code, Title 17 Land Use, Division 1 Zoning. PuebloPlex and the PCAPP area, which make up the Pueblo Chemical Depot, are zoned S-1 – Public Use District. Almost all land surrounding PuebloPlex is zoned Agricultural, primarily as A-1 Agricultural which is commonly designated for open space and ranching uses. Other agricultural classifications in the areas proximate to PuebloPlex include A-2, A-3 and A-4. Two areas within the S-1 – Public Use District are located southeast between PuebloPlex and Boone and north of Boone.

Small tracts of land along US Highway 50 are zoned as B-4 Community Business District, as is the center of Avondale. Additionally, other land surrounding PuebloPlex have various zoning designations including PUD – Planned Unit Development, R-2 – Single Family Residential, and R-6 – Multiple Residential and Commercial (both in Avondale), and I-2 – Light Industrial, which is west of PuebloPlex near the Pueblo Memorial Airport and includes the Airport Industrial Park. These zoning districts and their locations are described below and shown on Figure 1-2.

Requests for amendments to zoning are made via application, and are subject to the Amendment process. The process includes submission of an application and associated fees, to the County Zoning Administrator. The requests, once processed, go before the County Planning Commission for review, and are recommended for approval at a public hearing.



Zoning Classifications

Agricultural One (A-1) and Agricultural Two (A-2)

The standards of these districts (A-1 and A-2) are designed to retain and promote the appropriate use of dry range and irrigated land, and encourage open use of the land in keeping with its natural characteristics and agricultural functions.

According to the Pueblo County Zoning Code, no parcel of land shall be less than thirty-five (35) acres in size if in the A-1 zone, or less than five (5) acres if in the A-2 zone, nor shall any parcel of land existing in single ownership at the time of passage of this Code henceforth be divided for sale in units of less than thirty-five (35) acres if in the A-1 zone, nor less than five (5) acres if in the A-2 zone. The total ground area covered by all buildings on the parcel shall not exceed twenty-five (25) percent of the total ground area of the parcel.

A use by right in these districts includes, but is not limited to, the following uses, which are permitted upon issuance of a zoning permit by the Pueblo County Zoning Administrator. Per code section 17.12.030 other uses are also allowed upon issuance of a Special Use Permit by the Pueblo County Planning Commission.

- Agricultural custom contractor;
- Equestrian arena, personal;
- Farming or ranching;
- Fruit and vegetable processing, wholesale and retail;
- Greenhouse and nursery;
- Guest house;
- Hay, grain, feed, seed and fertilizer - retail, storage and/or wholesale;
- Home, receiving (must possess a minimum of 5.0 acres of land, or a Special Use Permit is required);
- Housing, tenant;
- Mobile home;
- Ranch, guest;
- Recreation camps;
- Residence, 1-family;
- Residence, 2-family;
- Riding academy, stables;
- Water distillation and bottling.

Agricultural Three (A-3) and Agricultural Four (A-4)

The standards of these districts (A-3) and (A-4) are designed to provide and retain certain land for farming and gardening, and to provide for orderly low density residential development.

According to the Pueblo County Zoning Code, no parcel of land shall be less than one (1) acre in the A-3 zone, or one-half acre (21,780 square feet) in the A-4 zone, nor shall any parcel of land existing in single ownership at the time of passage of this Code henceforth be divided for sale in units of less than one (1) acre (43,560 square feet) in the A-3 zone, or one-half (1/2) acre (21,780) square feet) in the A-4 zone.

The total ground area covered by all buildings on the parcel shall not exceed fifty (50) percent of the total ground area of the parcel. In regards to building height, no structure shall exceed thirty-five (35) feet.

A use by right in these districts includes the following uses, which are permitted upon issuance of a zoning permit by the Pueblo County Zoning Administrator. Per code section 17.16.030 other uses are also allowed upon issuance of a Special Use Permit by the Pueblo County Planning Commission.

- Equestrian arena, personal;
- Farming or ranching;
- House, guest;
- Nursery (plant materials);
- Residence, 1-family;
- Roadside sale stand (retail agricultural products).

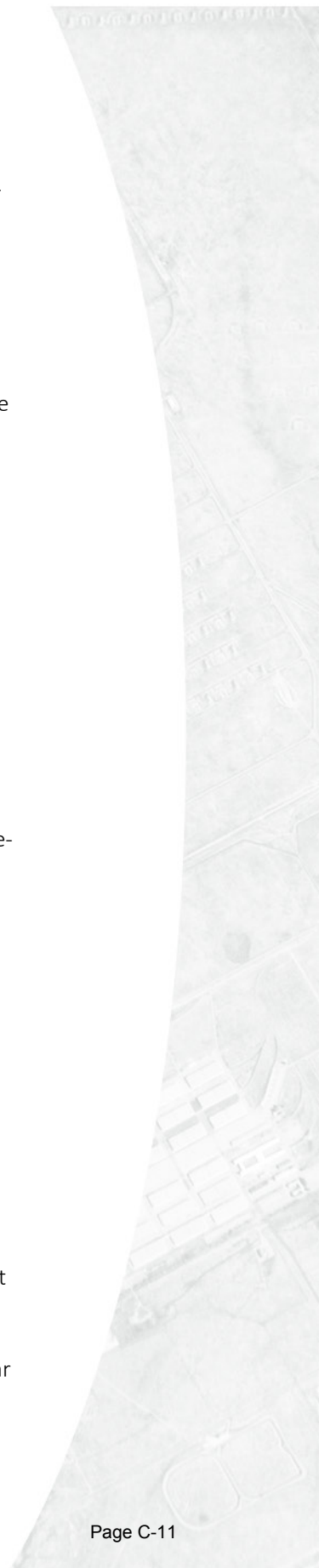
Single Family Residential (R-2)

The standards of this district (R-2) are designed to retain and provide areas primarily for single-family development of medium density. According to the Pueblo County Zoning Code, no parcel of land shall be less than five thousand six hundred (5,600) square feet, nor shall any parcel of land existing in single ownership at the time of passage of this Code henceforth be divided for sale in units of less than five thousand six hundred (5,600) square feet.

The total ground area covered by all buildings on the parcel shall not exceed fifty (50) percent of the total ground area of the parcel. In regards to building height, no structure shall exceed thirty-five (35) feet.

A use by right in this district includes one-family residences, which are permitted upon issuance of a zoning permit by the Pueblo County Zoning Administrator. Per code section 17.28.030 other uses are also allowed upon issuance of a Special Use Permit by the Pueblo County Planning Commission.

Except as provided in Chapter 17.120, all buildings shall be set back not less than twenty-five (25) feet from the front property line. A principal structure shall provide total side yards of not less than fifteen (15) feet with not less than five feet on one side, and, except as provided in Section 17.120.020, an accessory building shall be set back from the side lot line at least five (5) feet. Additionally, a principal structure shall be set back at least fifteen (15) feet from a rear



lot line and, except as provided in Section 17.120.020, an accessory building shall be back from a rear lot line at least five feet.

Multiple Residential and Commercial (R-6)

The standards of this district (R-6) are designed to retain and provide areas of mixed residence, commercial establishments, and accommodations for transients. According to the Pueblo County Zoning Code, no parcel of land shall be smaller than the sizes shown below, nor shall any parcel of land existing in single ownership be divided for sale in units smaller than shown in the information below.

Use	Minimum Lot Size
Single-family dwelling unit	3,000 square feet
Two-family dwelling unit structure	4,000 square feet
Three-five-family dwelling unit structure	1,500 square feet per dwelling unit

Six (6) or more family dwelling unit structures and other permitted uses shall contain a minimum of eight thousand (8,000) square feet and

1. If one (1) to three (3) habitable stories, shall provide at least twenty (20) percent of the parcel in landscaped open space;
2. If four (4) to six (6) habitable stories, shall provide at least fifty (50) percent of the parcel in open landscaped space. Such open space may be in the form of balconies at least four (4) feet wide or usable roofs, but may not include space provided for off-street parking, loading or road access ways; and further provided a net area of eight hundred (800) square feet of ground area shall be provided for each dwelling unit, or room, or rental unit for transients in a hotel and/or motel; and provided further the other permitted uses shall provide a parcel of land at least five thousand (5,000) square feet.

The total ground area covered by all buildings on the parcel shall not exceed fifty (50) percent of the total ground area of the parcel. Additionally, the gross floor area ratio shall not exceed two (2). There are no specific height regulations for this zoning classification.

A use by right in this district includes, but is not limited to, the following uses, which are permitted upon issuance of a zoning permit by the Pueblo County Zoning Administrator. Per code section 17.44.030 other uses are also allowed upon issuance of a Special Use Permit by the Pueblo County Planning Commission.

- Apartment building;
- Apartment hotel;
- Auto parking, community;
- Dwelling--condominium;
- Dwelling--townhouse;

- Grouped houses;
- Home, blind, disabled, elderly, elderly foster, maternity, nursing, religious;
- Hospital;
- Hotel;
- Lodging house;
- Motel;
- Residence, one-family;
- Residence, over four-family;
- Residence, three- and four-family;
- Residence, two-family;
- Resort hotel;
- Tourist court, home;
- Trailer, sales.

Except as provided in Chapter 17.120, all buildings shall be set back not less than twenty-five (25) feet from the front property line. Mobile homes or mobile home sales lots shall observe the front yard setback standards with regard to the front property line of the sales lot parcel. A principal structure shall provide total side yards as indicated in the information below, and except as provided in Section 17.120.020, an accessory building shall be set back from the side lot line at least five (5) feet.

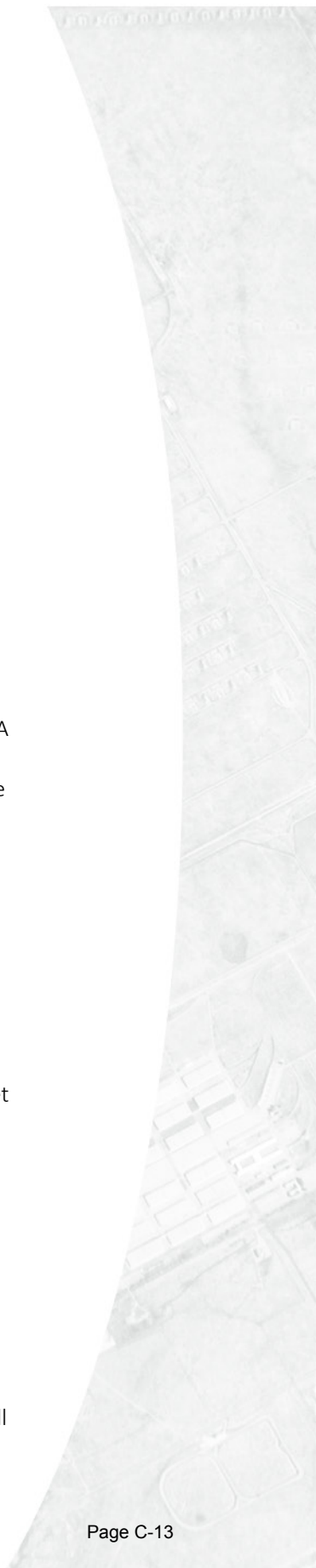
Use	Total Side Yard	Minimum Side Yard – 1 side
Single-family dwelling units	5 feet	2 1/2 feet
Two-family dwelling unit structures	10 feet	5 feet

Three (3) or more family dwelling unit structures and other permitted uses, fifteen (15) feet total side yards with five (5) feet minimum on one (1) side for structures of one(1) to three (3) stories. Buildings over three (3) stories shall provide an additional two and one-half (2 1/2) feet of side yard on each side for each story over three (3). Additionally, a principal structure shall be set back at least fifteen (15) feet from a rear lot line and, except as provided in Section 17.120.020, an accessory building shall be back from a rear lot line at least five feet.

Parking space requirements, loading space requirements, and signage standards are also provided for this district, within Chapters 17.112, and Chapter 17.116 respectively.

Community Business District (B-4)

The standards of this district (B-4) are designed to retain and provide areas for the sale at retail of convenience type and shopper goods and services. According to the Pueblo County Zoning Code, no parcel of land shall be smaller than five thousand (5,000) square feet nor shall



any parcel of land existing in single ownership at the time of passage of the Code henceforth be divided for sale in units smaller than five thousand (5,000) square feet.

The total ground area covered by all buildings on the parcel shall not exceed thirty-five (35) percent. In regards to building height, no structure shall exceed thirty-five (35) feet.

A use by right in this district includes the following uses, which are permitted upon issuance of a zoning permit by the Pueblo County Zoning Administrator. Per code section 17.64.030 other uses are also allowed upon issuance of a Special Use Permit by the Pueblo County Planning Commission.

- All retail and personal service uses; Adult Uses; advertising device, off-premises; and public utilities upon issuance of a zoning permit by the County Zoning Administrator.
- Advertising device, off-premises (see Chapter 17.116).
- Medical Marijuana Center located 250 feet or greater from any existing residence/mobile home, Medical Marijuana-Infused Products Manufacturer, and Medical Marijuana Contiguous Optional Premises Cultivation Operation as defined in Section 17.04.040,
- Retail Marijuana Store located 250 feet or greater from any existing residence/mobile home, Retail Marijuana-Infused Products Manufacturer, Retail Marijuana Contiguous Cultivation Operation Facility, and Retail Marijuana Testing Facility as defined in Section 17.04.040.

No building in this district shall be set back less than twenty-five (25) feet from the front property line. Zero feet side and rear yard setbacks are allowed, provided construction meets building code requirements (re: fire ratings) and provided that the requirements of Sections 17.64.120 and 17.64.130 are met.

Parking space requirements, loading space requirements, and signage standards are also provided for this district, within Chapters 17.112, and Chapter 17.116 respectively.

Light Industrial (I-2)

The standards of this district (I-2) are designed to retain and provide areas for the manufacture, assembly, packaging, warehousing, jobbing and limited retailing of products from previously prepared materials, which by their inherent characteristics and the operations involved are not obnoxious to one another or surrounding uses.

No parcel of land shall be smaller than one-half (1/2) acre (21,780 square feet), nor shall any parcel of land existing in single ownership at the time of passage of the Code henceforth be divided for sale in units smaller than one-half (1/2) acre (21,780 square feet). The gross FAR in this district shall not exceed one (1), and the height of any structure in this district shall not exceed sixty (60) feet.

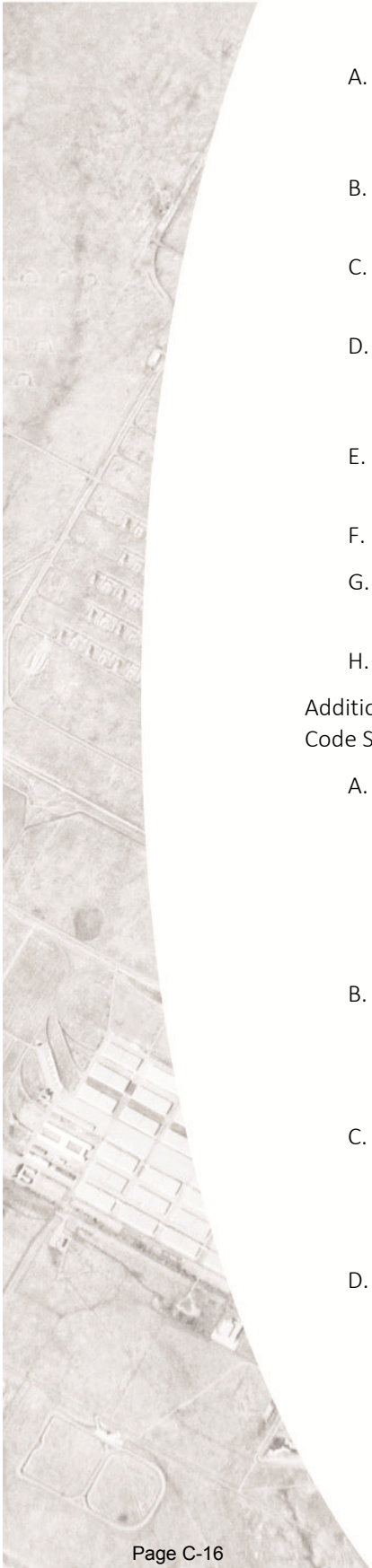
A use by right in this district includes, but is not limited to, the following uses, which are permitted upon issuance of a zoning permit by the Pueblo County Zoning Administrator. Per

code section 17.72.030 other uses are also allowed upon issuance of a Special Use Permit by the Pueblo County Planning Commission.

- Agricultural machinery and supplies, retail, wholesale, repair
- Airplane, retail, service, wholesale;
- Ammunition, wholesale;
- Auto, service and body work;
- Auto towing service;
- Barrel, retail, wholesale;
- Beverage mfg. bottling, wholesale;
- Bicycle mfg., service, wholesale;
- Boat, pleasure, mfg.;
- Boiler and tank, retail, wholesale, service;
- Bus line shops (garage, repair);
- Cement products, mfg., retail, wholesale;
- Coal, coke and/or fuel yard;
- Computer equipment, hardware or software, mfg., wholesale
- Concrete products, mfg., retail, wholesale;
- Contractor's equipment and supplies, retail, wholesale;
- Contractor's yard;
- Distiller, wholesale;
- Express storage and delivery station;
- Food and beverage processing, wholesale;
- Freight depot;
- Furniture, mfg., service, wholesale;
- Industrial equip., assembly retail, rental, storage, wholesale;
- Industrial truck body, retail, wholesale;
- Manufactured homes, mfg., wholesale;
- Motor freight company garage;
- Packing and crating service;
- Racetrack;
- Truck parking, service garage.

Most industrial zoning districts include performance standards. Performance standards for this industrial district include the following:



- 
- A vertical, narrow aerial photograph showing an industrial or commercial site. The image is in black and white, showing various structures, parking lots, and roads. The site appears to be a large industrial complex with several large buildings and open areas.
- A. Sounds resulting from the industrial or business activity, as measured at the outer boundaries of the parcel, shall not exceed the decibel levels established in C.R.S. 25-12-103, as now enacted or amended;
 - B. No vibration resulting from the industrial or business activities shall be measurable at the outer boundaries of the parcel;
 - C. No obnoxious or noxious odors resulting from the industrial or business activities shall be discernible at the outer boundaries of the parcel;
 - D. The emission of any air pollutant resulting from the industrial or business activities shall not exceed levels established for stationary sources in the Colorado Department of Public Health and Environment's Regulation No. 1;
 - E. No noxious gases resulting from the industrial or business activity shall be discernible at the outer boundaries of the parcel;
 - F. No glare of heat shall be discernible beyond the outer boundaries of the parcel;
 - G. Industrial wastes shall be so deposited, stored, and transmitted from the parcel as to not be objectionable to adjacent properties or create a public nuisance;
 - H. All outdoor storage areas shall be suitably fenced.

Additionally, screening and buffering standards for this industrial district, per Pueblo County Code Section 17.71.170 include the following:

- A. Screening and buffering shall be used to mitigate adverse visual impacts, dust, noise, or pollution, and to provide for compatibility between dissimilar adjoining uses. Special consideration will be given to the buffering and screening between residential uses and commercial or industrial uses, and in visually sensitive areas. It is not the intent of this Chapter to require screening or buffering of principal structures, or of products displayed for retail sale.
- B. Screening and buffering may be accomplished by the use of sight-obscuring plant materials, earth berms, and walls, fences, building parapets, building placement or other design techniques. Corrugated metal, doors, or similar "scrap" materials shall not be used for screening and buffering.
- C. Screening is required to substantially block any view of material, equipment, or stored vehicles from any point located on a street or adjoining property adjacent to the site. A sight-obscuring fence at least six (6) feet in height is required around the material or equipment.
- D. A screening and buffering plan shall be submitted for review by the Pueblo County Department of Planning and Development. This plan shall include a site plan, which specifies all screening and buffering materials, type of landscaping, and elevations to depict compliance with these requirements. Screening and buffering not specifically mentioned in these regulations, but found appropriate and necessary due to unusual conditions on the site, may be required.

All buildings in this district shall be set back no less than twenty (20) feet from the front property line. A principal structure shall provide side yards and rear yard setbacks of fifteen (15) feet, and, except as provided in Section 17.120.020, an accessory building shall be set back from the side lot line at least five (5) feet.

Parking space requirements, loading space requirements, and signage standards are also provided for this district, within Chapters 17.112, and Chapter 17.116 respectively.

Public Use District (S-1)

The standards of this district (S-1) are designed to retain and provide land areas for public use and to place the public and all elected officials and public agencies on notice of proposed changes in the use of such public land.

According to the Pueblo County Code, Section 17.84.020, an emergency facility as defined within Section 17.04.040 shall be a use by right in the S-1, Public Use District.

A use by review for this district is considered to be any proposed use of land or buildings by a public agency or others on public land except as provided for in Section 17.84.020. The Planning Commission review and approval shall concern itself with the proposed uses relative to the comprehensive plan, lot area, lot dimensions, lot coverage, floor area ratio, building height, building setbacks, parking and loading spaces, and other similar requirements governing the use of private property.

Planned Unit Development (PUD)

This district is established in accordance with Colorado Revised Statutes, Sections 24-67-101, et seq., for the following purposes:

1. To further the public health, safety, integrity, and general welfare within Pueblo County in an era of increasing urbanization;
2. To provide for necessary commercial, recreational, and educational facilities conveniently located to residential housing;
3. To provide for well-located, clean, safe, and pleasant industrial sites involving a minimum of strain on transportation and other public facilities and services;
4. To ensure that the provisions of the zoning laws and regulations promulgated thereunder which direct the uniform treatment of dwelling type, bulk density, and open space within each zoning district will not be applied to the improvement of land by other than lot-by-lot development in a manner which would distort the objectives of the zoning laws and regulations;
5. To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space ancillary to said buildings;
6. To provide more flexibility and latitude of design;



7. To provide more flexibility in the development review process;
8. To provide for a greater variety of principal and accessory uses in the development of land;
9. To address the advantages resultant from technological change;
10. To encourage a more efficient use of land and of public services, or private services in lieu thereof;
11. To ensure adequate and timely public facilities and services;
12. To lessen the burden of traffic on streets and highways;
13. To conserve the value of the land;
14. To provide a procedure which can relate the type, design, and layout of residential, commercial, and industrial development to the particular site, thereby encouraging preservation of the site's natural characteristics;
15. To encourage innovative and creative development of parks, recreation areas, and open space;
16. To encourage, in appropriate cases, the consolidation of Marijuana Establishments, which are strictly regulated uses under this Title and under State law.
17. To encourage integrated planning in order to achieve the above purposes.

The uses permitted in the PUD District are limited to all residential, commercial, industrial, agricultural uses, and Marijuana Establishments, as defined in Section 17.04.040, Definitions and subject to Sections 17.120.200, 17.120.210, 17.120.220, 17.120.230, and 17.120.240, as depicted on the development plan as approved by the Board of County Commissioners except the following uses or such uses as are, in the sole discretion of the Board of County Commissioners, substantially similar thereto, are **not** permitted:

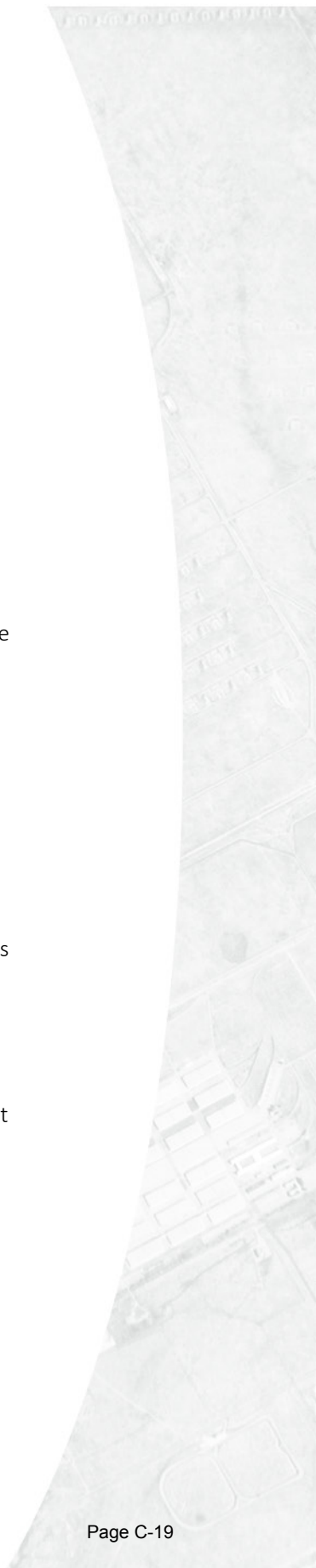
- Acid Manufacture;
- Batch Plants;
- Cement & Asphalt Manufacture;
- Explosives Manufacture;
- Fertilizer Manufacture;
- Fuel Sales & Storage (wholesale);
- Glue Manufacture;
- Hazardous Waste Industrial Overlay Uses (See Chapter 17.80);
- Junkyard;
- Livestock Feed Lots;
- Livestock Sales Lots;


- Metal Processing Plant;
- Mineral Processing Plant;
- Petroleum Refining;
- Rendering Plant;
- Slaughterhouse;
- Smelter;
- Solid Waste Disposal Site & Facility;
- Solid Waste Transfer Station;
- Tannery.

In a proposed PUD where all uses are to be industrial uses, the Board of County Commissioners may, but shall not be required to, allow one or more of the uses set forth above. In the case where a development plan or plot plan has not been approved, a development plan shall be submitted and approved by the Board of County Commissioners prior to issuance of building permits. The procedure for reviewing a development plan shall be the same as the procedure for reviewing a rezoning to the PUD District. Redevelopment requirements for the PUD District include the following:

1. Residential densities shall be as established by the development plan as approved by the Board of County Commissioners in accordance with the Design Standards as outlined in Section 17.126.130 of this Chapter.
2. Minimum lot sizes for residential and non-residential uses shall be as established by the development plan as approved by the Board of County Commissioners in accordance with the Design Standards as outlined in Section 17.126.130.
3. The interior and exterior boundaries of the PUD District shall have building setbacks as established by the Development Plan as approved by the Board of County Commissioners in accordance with the Design Standards as outlined in Section 17.126.130 of this Chapter and Building and Fire Code Regulations.
4. Maximum height of any buildings or structures shall be as established by the development plan as approved by the Board of County Commissioners but in no event shall any building or structure exceed sixty (60) feet in height. In the case of telecommunications towers as the need for the same arises, a maximum height of two hundred (200) feet may, in the discretion of the Board of County Commissioners, be permitted.
5. Minimum area to be considered for rezoning to the PUD District shall be one (1) acre or where five (5) or more dwelling units are proposed.

Additionally, submittal requirements for the PUD district include the following items:



- 
- A vertical, narrow aerial photograph showing a large, undeveloped area with some infrastructure like roads and utility lines. The image is positioned on the left side of the page, partially overlapping the text area.
- A. Pre-submittal meeting. An interested applicant for zoning or rezoning to a PUD District shall, prior to making the application in accordance with the requirements of this Chapter 17.126, request a meeting with the Department of Planning and Development for the purpose of presenting a sketch or outline of the proposed PUD concept. The purpose of such meeting is to familiarize the Department of Planning and Development with the applicant's planned proposal for a PUD and to allow the applicant to receive input on the proposal and to gather information, which will be helpful to the applicant in preparing the application and required submittals. The pre-submittal meeting is a prerequisite to the County's obligation to accept and act upon an application for zoning or rezoning to a PUD District.
 - B. An applicant for zoning or rezoning to a Planned Unit Development District shall submit the following information:
 1. Development Plan conforming to the following requirements. A Development Plan shall accompany a zoning or rezoning application to a PUD District. Said Plan shall be no larger than 24" x 36" and shall contain the following information:
 - a. Title or name of the development above the term "Development Plan";
 - b. Vicinity Map, scale, north arrow and date of preparation;
 - c. Complete legal description of the property to be included in the PUD;
 - d. Certification statements to include:
 - i. Certificate of Ownership;
 - ii. Certification of Approval by the Board of County Commissioners;
 - iii. Certification of the Planning Director;
 - iv. Certification by the County Clerk and Recorder;
 - e. Land Use(s) for each area included in the plan and corresponding land area;
 - f. Existing and Proposed public and private easements and drainage ways;
 - g. Heights of buildings and structures and proposed locations of buildings and structures, traffic circulation and parking;
 - h. Density of residential development. If densities vary within the development, each density shall be depicted;
 - i. Commercial/Industrial square footage;
 - j. Proposed Roadways from collector status and graded by functional classification with right-of-way widths depicted;

- k. Buffering and screening including type from surrounding properties;
- l. Size, type of general location of proposed public sites, open space and recreational areas;
- m. If facilities are proposed that are not normally maintained by public entities a statement indicating the type of maintenance mechanism proposed.

Specific required information on the Development Plan may be omitted when considered not applicable by the Director of the Planning Department and, conversely, additional information may be required as part of a Development Plan when considered applicable by the Director of the Planning Department.

The approved Development Plan to be recorded shall be submitted at a size of 24" x 36" and shall be drawn with permanent India ink or produced by a photographic process on a polyester (Mylar) film suitable for reproducing and recordation according to the then existing standards of the Pueblo County Clerk and Recorder.

- C. A separate map, drawn to scale containing the following information:
 - 1. Adjoining land use and ownership of said adjoining property and zoning within five hundred (500) feet of the exterior boundary of the subject property;
 - 2. All roads (public and private) including functional classification, type of surface, and width within five hundred (500) feet of the subject property;
 - 3. Existing topography based on the following criteria:
 - a.

Size of Lots	Contour Interval
One (1) acre or fewer	two (2) feet
Larger than one (1) acre	five (5) feet
 - b. Accuracy shall be no less than ½ contour intervals.
 - c. Contour interval to twenty (20) feet may be acceptable based on the following:
 - i. Presence of mountainous topography;
 - ii. Presence of high relief topography;
 - d. Contours shall be extended no less than one hundred (100) feet onto adjacent property and shall show significant adjacent topography;
 - 4. Phasing Program: If development is to occur in stages then a detailed phasing program shall be provided in accordance with Paragraph m of these regulations. The program may be in narrative form or incorporated into the Development Plan. The program shall include a breakdown of all land use types



and both on-site and off-site transportation and drainage improvements by Phase.

D. Optional Submittal Information:

1. The applicant may submit a Preliminary Plan in accordance with Chapters 16.12 and 16.28 of the Code to be processed concurrently with a PUD rezoning request.

Subdivision platting, plot plans, and maintenance plans may also be required for a PUD redevelopment submittal. Rezoning requests must be approved by the Planning Commission. Additionally, various design standards for residential, non-residential, open space, circulation, drainage, and buffering / screening should be considered by the applicant.

Submittal of these items to the Pueblo County Planning Commission for the redevelopment of PuebloPlex, along with a request for rezoning, could potentially support a future development of the site with an integrated plan for various land uses and businesses.

Assessment

The PuebloPlex site is zoned S-1 – Public Use District which allows emergency facilities by right and all other uses by review at the discretion of the Planning Commission. The intent of this district is to maintain land for public use. Though there are some benefits to having flexibility since there are no expressly prohibited uses, there is also development uncertainty since uses and bulk regulations (building height, setbacks, parking and loading and other similar requirements) are at the discretion of the Planning Commission. Since development is predicated on the certainty that an investment will be permitted and protected, consideration should be given to rezoning the PuebloPlex property to a district that provides a clear set of uses and development standards.

The majority of land surrounding PuebloPlex is zoned A-1 or A-2 Agricultural, which encourages large tract development on a minimum parcel size of 35 acres. Areas zoned as A-1 allow one-family or two family residences. Land within this zoning district is intended to encourage open use of the land, while preserving natural characteristics and agricultural functions. Because of the low density and predominant open space and agricultural uses, these zoning districts are compatible with PuebloPlex.

Parks, Recreation and Open Space

Pueblo's Regional Development Plan includes a designation for Large Parks, Open Space, Greenway and River Corridors which encourage passive recreational areas by protecting waterways and areas within floodplains. The Plan identifies several areas including the Arkansas River greenway system and Fountain Creek, but does not include plans for Open Space or Parks that include the PuebloPlex site in the future plans for passive connectivity to the greenway system.

Although there is a vast amount of open space located throughout the PuebloPlex site, there is only one designated park and one designated recreation area in the cantonment area which is

not part of PuebloPlex. Hi Pardner Park consists of playground equipment fashioned from shells and other historic items that reflect the site's military heritage. This area was intended to remain open to the public and maintained by the Army while demilitarization is active. The recreation facilities near the community club include two handball courts and a 20' by 40' pool at Building 119, which were identified requirements for Chemical Demilitarization operations. Once the demilitarization is complete at the PCAPP, these facilities could be used for public or private recreational use. Other recreational facilities on the site include the tennis court and an old ballfield.



Aerial view of Cantonment Area illustrating the park and recreational facilities

The 1994 PuebloPlex Reuse Plan identified a large open space area (924 acres) on the land use plan map to serve as a buffer along the entrance road from US 50 and adjacent properties along the southern edge of the site. Though this area is currently undeveloped, it would be considered highly desirable for development due to proximity to Highway 96.

During the 2000 Reuse Plan Update, it was decided that six of the seven of the recreation areas within the Pueblo Chemical Depot (PCD) would no longer be maintained due to cost and lack of interest. The only area that would continue to be maintained after the update was the children's playground which was adjacent to the family housing element inside the cantonment area.

Assessment

The PuebloPlex site maintains large areas of open space which could be utilized for parks and recreational amenities. The current open space provides a natural buffer between the surrounding communities, and operations onsite.

Transportation

Roadway use continues to be the primary transportation system used in the City of Pueblo and Pueblo County due to the use of private automobiles, buses and commercial trucks.

Historically, use of rail in the City of Pueblo and throughout Pueblo County has been prevalent, and use of rail is still seen today at PuebloPlex and at the adjacent TTCl. Figure 1-3 provides an overview of the regional transportation network.

Roadways

Two major roadways bisecting Pueblo County, Interstate 25 (I-25) and US Highway 50, carry the majority of the trans-regional traffic through Pueblo. All commuters to PuebloPlex typically use US Highway 50 to access the site. These two roads form the framework of the State Highway network through Pueblo that comprises 250 miles of the 420 miles of major roads. Other significant state highways that traverse the area near PuebloPlex includes State Highway 209, which runs parallel to US Highway 50 throughout western Pueblo County.

The commercial vehicle routes are primarily the state highways in and out of the City of Pueblo, coupled with the principal arterials in Pueblo West and those that encircle the City. In addition, parts of Overton Road, the DOT Road to the Transportation Test Center, and 36th Lane south from US Highway 50C serve as commercial corridors. Primary locations served by commercial truck traffic include the Airport Industrial Park with the Target Distribution facility being the largest. Additional truck traffic through the area services the PCAPP at the northern portion of the PCD, adjacent to PuebloPlex. I-25 and US Highway 50 are primary freight routes with more truck traffic heading north towards Denver than in other directions. The highest truck volume is in the section of I-25 between US Highway 50/47 and Downtown. Other areas with significant truck traffic are: US Highway 50 / State Highway 96 between Pueblo and the Airport Industrial Park, in route to PuebloPlex.

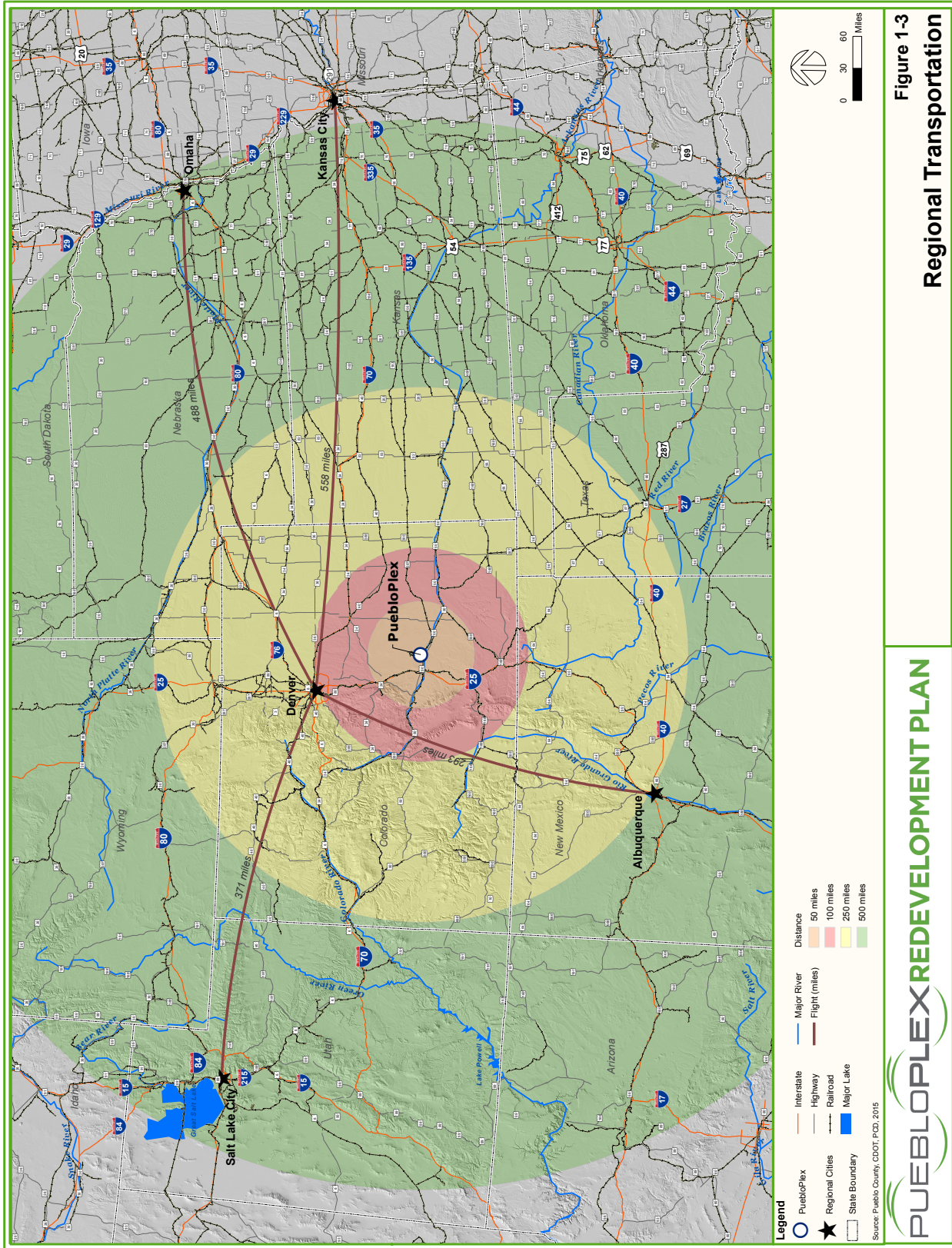
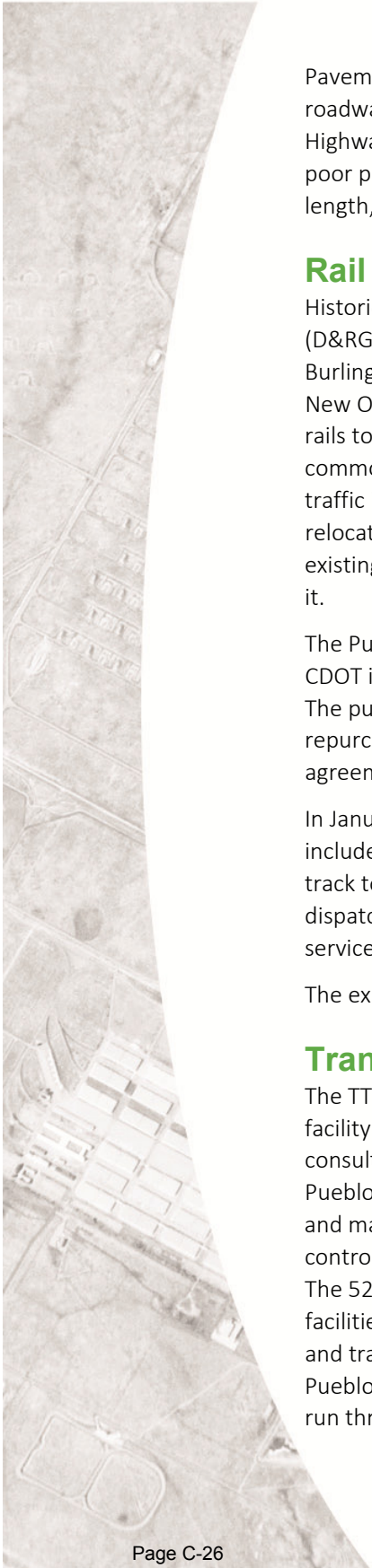


Figure 1-3
Regional Transportation

PUEBLOPLEX REDEVELOPMENT PLAN

A vertical, narrow aerial photograph of Pueblo, Colorado, showing a mix of urban development, roads, and open land. The image is positioned on the left side of the page, partially overlapping the text area.

Pavement conditions along US Highway 50 tend to vary along the different sections of the roadway. US Highway 50A (west of City of Pueblo) is in primarily good condition, while US Highway 50B and US Highway 50C (east of City of Pueblo) have large stretches with fair to poor pavement conditions. Additionally, State Highway 209, which is only about 3 miles in length, is considered to be in poor condition throughout.

Rail

Historically Pueblo has been served by numerous railroads: the Denver & Rio Grande Western (D&RGW); the Atchison, Topeka and Santa Fe (ATSF), Colorado & Southern (C&S - part of the Burlington Route), the Missouri Pacific (MP), Chicago Rock Island and Pacific (RI), the Denver & New Orleans (D&NO), and the Colorado & Wyoming (C&W). Major commodities carried by the rails to and from Pueblo, as well as through Pueblo, include coal, manufactured goods, and commodities. Although recent trends have seen rail use decline throughout the country, rail traffic is expected to increase moderately through the region. The CDOT commissioned a rail relocation study in 2009 to evaluate relocating the freight corridor further east away from the existing I-25 corridor. IN 2013 CDOT designated the project inactive with no plans to reinstate it.

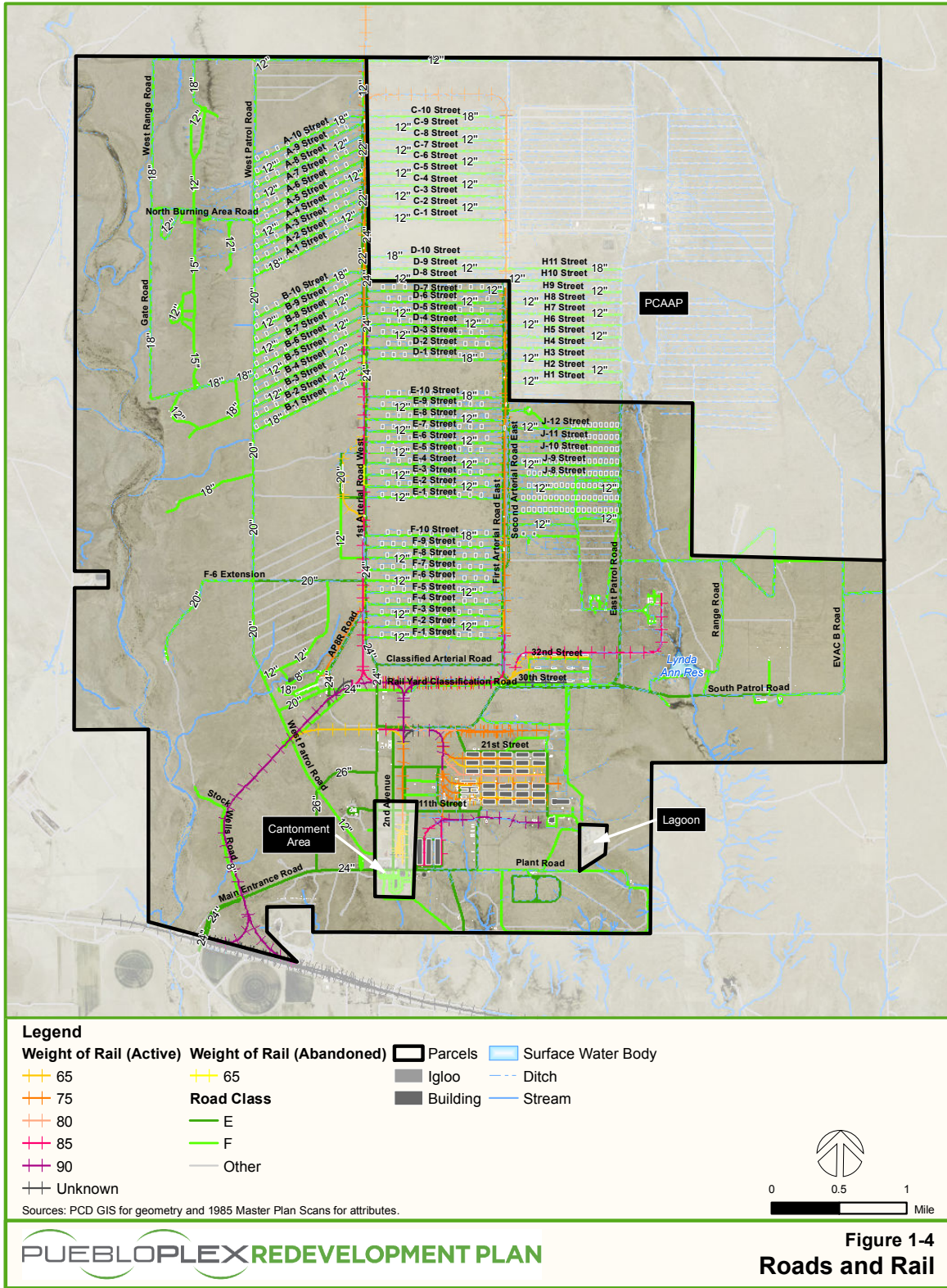
The Pueblo area is the origin of the former North Avondale – Towner Line that was acquired by CDOT in 1998. In 2006, CDOT selected the V&S Railway to purchase the line for \$10.3 million. The purchase agreement requires V&S Railway to operate the line for six years, a “first right to repurchase” for CDOT if V&S Railway becomes unable to continue to operate the line, and an agreement to operate the line with adherence to State and Federal regulations.

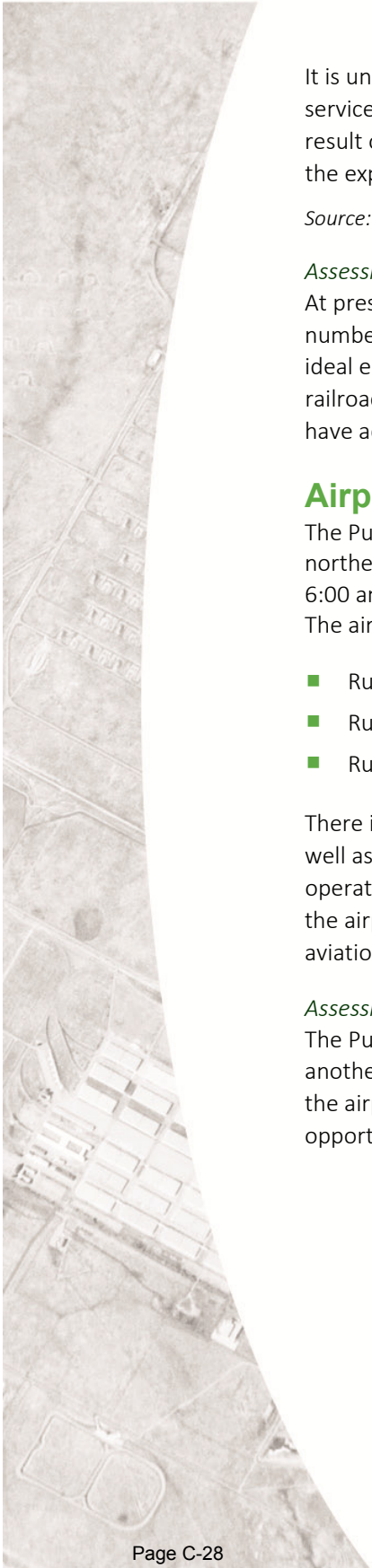
In January 2006, the V&S (aka VST) began rehabilitation and improvements of the line that include track repair, track replacement, repair of active crossing equipment, and returning the track to Class II operating standards. The first grain train returning the line to service was dispatched in September 2006. Since then the line has remained operational and provided rail service to eastern Colorado agricultural producers and shippers.

The existing rail and roadway infrastructure at PuebloPlex is shown on Figure 1-4.

Transportation Technology Center

The TTCI is located in northeast Pueblo County. The Center is an internationally recognized facility offering a wide range of unique capabilities for research, development, testing, consulting, and training for railway-related technologies. The site, 21 miles northeast of Pueblo, Colorado, is owned by the US Department of Transportation (DOT), and is operated and maintained by the Transportation Technology Center, Inc., under a care, custody, and control contract with the Federal Railroad Administration and American Railroad Association. The 52 square mile facility is isolated and secure with a vast array of specialized testing facilities and tracks for all types of freight and passenger rolling stock, powered vehicles, rails and track components, and rail safety devices. The center is strategically located north of PuebloPlex, and has 48 miles of vital rail lines connecting to the regional track system, which run through PuebloPlex.



A vertical, semi-transparent aerial photograph of the PuebloPlex site is positioned on the left side of the page. It shows a mix of developed areas with buildings and parking lots, and open, undeveloped land. The image is oriented vertically, matching the page's layout.

It is uncertain what the long-term plans are for the PCD and PuebloPlex in regard to rail service. Possibilities include utilization of the facility for the storage of military equipment as a result of the Ft. Carson and Pinon Canyon expansion proposals. Recent activities also include the expansion of the storage of rail cars on the site.

Source: 2035 PACOG Long Range Transportation Plan

Assessment

At present, there are no multimodal (direct freight transfer) facilities in Pueblo, but there are a number of areas where rail loading and unloading facilities exist, providing PuebloPlex with an ideal environment for multimodal opportunities. One of these locations is the TTCl. The railroad main that runs to TTCl traverses the PuebloPlex site. Both the TTCl and PuebloPlex have active rail loading infrastructure.

Airport

The Pueblo Memorial Airport is located approximately 10 miles east of PCD, and five miles northeast of Pueblo's central business district. Hours of operation for the Pueblo airport are 6:00 am to 10:00 pm.

The airport has three runways including:

- Runway 8R/26L: 10,496 feet long, asphalt / grooved, in good condition
- Runway 17/35: 8,310 feet long, asphalt / grooved, in good condition
- Runway 8L/26R: 4,690 feet long, asphalt / grooved, in good condition

There is also an FAA air traffic control tower with terminal radar approach control onsite, as well as two fixed base operators. In 2013, the airport reported an average of 454 aircraft operations per day. Though there is currently no scheduled passenger service from the facility, the airport continues to be used for charter, military, business, recreational and general aviation flight, and training.

Assessment

The Pueblo Memorial Airport provides unique opportunities for PuebloPlex by providing another opportunity for multimodal operations. Though not located on the PuebloPlex site, the airport is within close proximity and provides options for regional, national, and global opportunities.

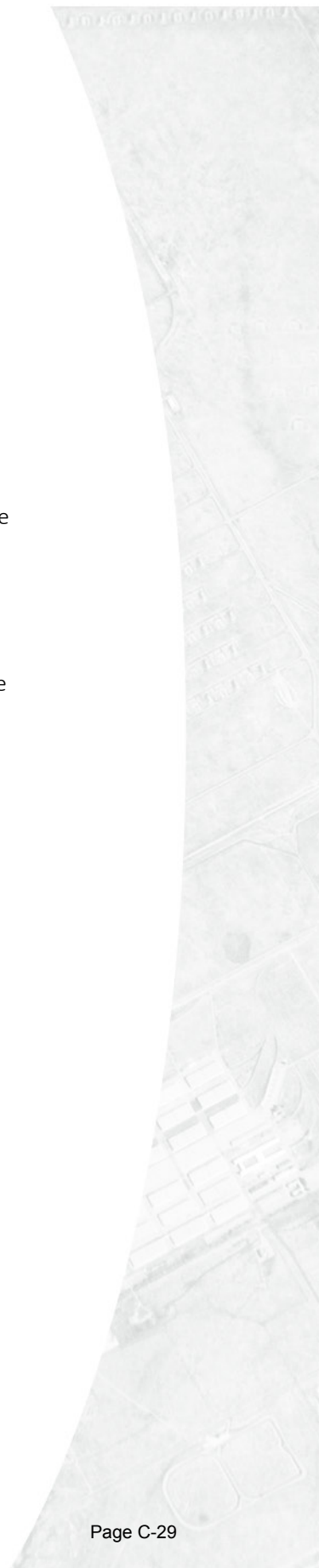
Conclusion

In review of the existing conditions within and surrounding the PuebloPlex site, it can be concluded that conditions today are compatible between the redevelopment site and the surrounding communities. That said, changes to policies and regulations that influence development will likely be needed to ensure that plans for redevelopment are ultimately supported, and that surrounding communities continue to develop in a manner that preserve quality of life in the adjacent communities.

The PuebloPlex site should be rezoned to be consistent with the site's redevelopment plan. Current zoning associated with the site could potentially limit or restrict the types of development associated with the future development goals for the future.

Transportation in and around the site, especially along US 50, which is one of the main transportation routes for the conveyance of freight is in need of improvements. In order to be economically successful in warehousing and distribution, the main transportation roadways and interchanges would require improvements to facilitate ease of commute and transport.

The existing transportation network, once improved, would benefit PuebloPlex, the local communities, and the Pueblo region by increasing roadway capacity between the airport, PuebloPlex, and TTCL, through roadway expansion. Additional benefits for the region would be realized through roadway resurfacing, and modernization of the US 50 interchange.



Please see the next page.



Appendix D – Transportation Technical Memorandum



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Transportation (Road and Rail) Assessment

Road Assessment

Roadway use continues to be the primary transportation system used in the City and County of Pueblo, due to the use of private automobiles, buses and commercial trucks. Historically, use of rail in the City of Pueblo and throughout Pueblo County has been prevalent, and use of rail is still seen today at PuebloPlex and at the adjacent Transportation Technology Center.

Two major roadways bisecting Pueblo County, Interstate 25 (I-25) and US 50, carry the majority of the trans-regional traffic through Pueblo. All commuters to PuebloPlex typically use US 50 to access the site. These two roads form the framework of the State Highway network through Pueblo that comprises 250 miles of the 420 miles of major roads. Other significant state highways that traverse the area near PuebloPlex includes SH 209, which runs parallel to US 50 throughout western Pueblo County.

The commercial vehicle routes are primarily the state highways in and out of the City of Pueblo, coupled with the principal arterials in Pueblo West and those that encircle the City. In addition, parts of Overton Road, the DOT Road to the Transportation Test Center, and 36th Lane south from U.S. Highway 50C serve as commercial corridors. Primary locations served by commercial truck traffic include the Airport Industrial Park with the Target Distribution facility being the largest. Additional truck traffic through the area services the PCAPP at the northern portion of the PCD, adjacent to PuebloPlex. I-25 and US 50 are primary freight routes with more truck traffic heading north towards Denver than in other directions. The highest truck volume is in the section of I-25 between SH 50/47 and Downtown. Other areas with significant truck traffic are: US 50/SH 96 between Pueblo and the Airport Industrial Park, in route to PuebloPlex.

The primary vehicular access to PuebloPlex is via an obsolete interchange on US 50. That access leads to the current South Gate. Structure K19V carries the access road over US 50. It is in good condition, with a sufficiency rating of 80.7 out of 100. The ramps carrying traffic movements to and from US 50 are narrow with geometrics that do not conform to today's design standards.

Structure K19W carries the access road over the railroad tracks. It has a sufficiency rating of 48.4 out of 100. This structure will probably need replacement because of its deteriorated condition and functionally obsolete design width.

It will be difficult to reconstruct the interchange in its current location because of the proximity of SH 96 to the east. It would cost around \$20 million to reconstruct the interchange in its current location if K19V could be utilized. This number includes a new structure over the rail road tracks.

If K19V has to be replaced, the cost approaches \$30 million.

Both structures are under Colorado Department of Transportation ownership. Any effort to reconstruct the interchange will have to comply with CDOT's Procedural Directive 1601.

A secondary access into PuebloPlex is via Pueblo County's DOT Road. DOT Road is a two lane paved facility that currently provides access to the northwest corner of PuebloPlex which then accesses the North Gate. DOT Road can be accessed from US 50 and from SH 47. The distance from I-25 to SH47 to PuebloPlex via DOT Road is approximately 17 miles.

Accessing DOT Road from SH 47 or US 50 requires driving through the Pueblo Airport Industrial Park. The road through the Industrial Park is 4 lanes.

CDOT is studying alternate routes for US 50 east of the City of Pueblo. One of those alternatives would relocate US 50 to the north of the Pueblo Memorial Airport. This alternative would greatly enhance the DOT Road access.

A third access to PuebloPlex is via Pueblo County Road 601 (which is also known as Road N or El Rancho Road) It's more common name is IL Ranch Road. IL Ranch Road is two lane gravel road about 5.5 miles east of the primary US 50 access point. IL Road currently accesses the Depot property at the north east corner of the PCAPP facility. In addition to being a narrow two lane gravel road, IL Road also has an unprotected crossing of the BNSF rail road track.

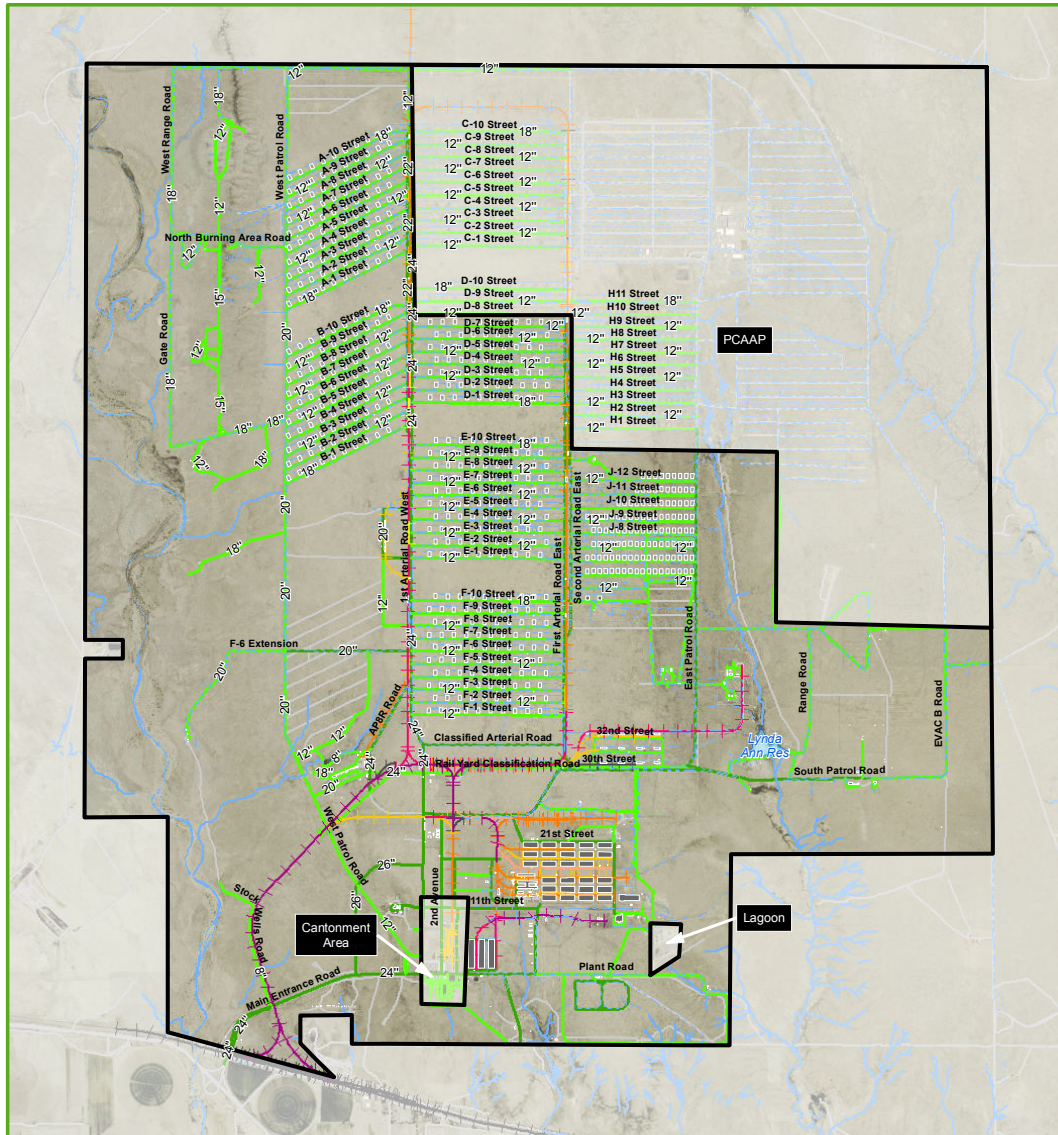
The internal roadway network consists of a grid roadway network around the Chemical Depot's facilities as illustrated in Figure 1-1. The southern portion of the site consists largely of storage areas and warehouses. The roads in this area of the site are asphalt and are in fair condition with evidence of crack sealing efforts used to preserve the roadways. Further north into the site is where the storage bunkers are located. The roadways around these storage bunkers are in poor condition. No efforts at crack sealing have been made and the asphalt is falling apart and vegetation is sprouting up through the asphalt. These roadways should not be re-used and should be demolished and reconstructed.

Rail Assessment

Historically Pueblo has been served by numerous railroads: the Denver & Rio Grande Western (D&RGW); the Atchison, Topeka and Santa Fe (ATSF), Colorado & Southern (C&S - part of the Burlington Route), the Missouri Pacific (MP), Chicago Rock Island and Pacific (RI), the Denver & New Orleans (D&NO), and the Colorado & Wyoming (C&W). Major commodities carried by the rails to and from Pueblo, as well as through Pueblo, include coal, manufactured goods, and commodities. Although recent trends have seen rail use decline throughout the country, rail traffic is expected to increase moderately through the region unless and until the major freight rail corridor is moved farther east, away from the existing I-25 corridor.

The Pueblo area is the origin of the former North Avondale – Towner Line that was acquired by CDOT in 1998. In 2006, CDOT selected the V&S Railway to purchase the line for \$10.3 million. The purchase agreement requires V&S Railway to operate the line for six years, a "first right to repurchase" for CDOT if V&S Railway becomes unable to continue to operate the line, and an agreement to operate the line with adherence to State and Federal regulations.

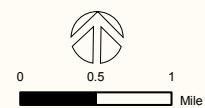
In January 2006, the V&S (aka VST) began rehabilitation and improvements of the line that include track repair, track replacement, repair of active crossing equipment, and returning the track to Class II operating standards.



Legend

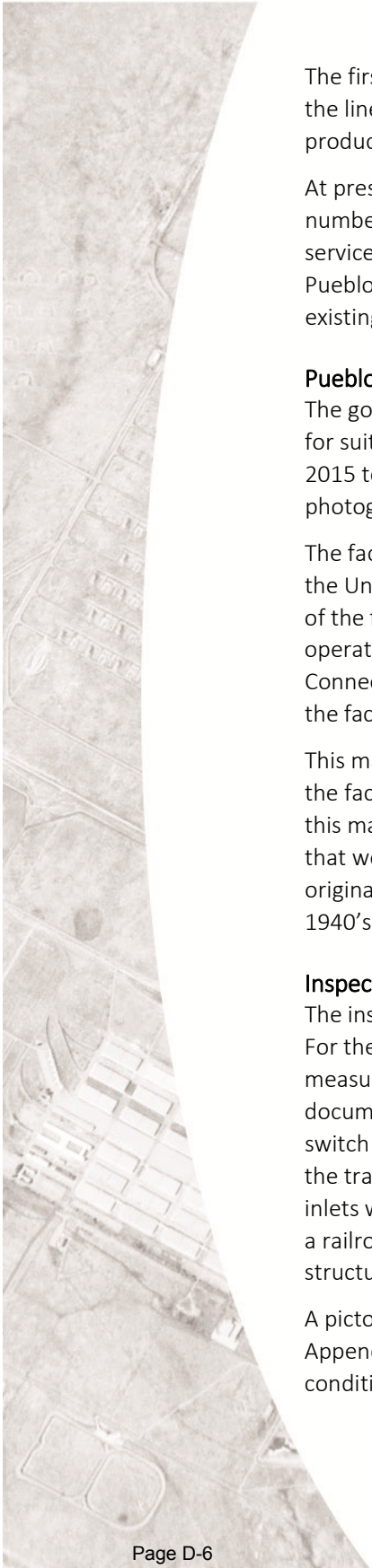
Weight of Rail (Active)	Weight of Rail (Abandoned)	Parcels	Surface Water Body
++ 65	++ 65	■ Igloo	--- Ditch
++ 75		■ Building	— Stream
++ 80	Road Class		
++ 85	E		
++ 90	F		
++ Unknown	Other		

Sources: PCD GIS for geometry and 1985 Master Plan Scans for attributes.



PUEBLOPLEX REDEVELOPMENT PLAN

**Figure 1-1
Roads and Rail**

A vertical, narrow aerial photograph on the left side of the page, showing a large industrial or rail yard area with various tracks, buildings, and open spaces. The image is oriented vertically, matching the text layout.

The first grain train returning the line to service was dispatched in September 2006. Since then the line has remained operational and provided rail service to eastern Colorado agricultural producers and shippers.

At present, there are no intermodal (direct freight transfer) facilities in Pueblo, but there are a number of areas where rail loading and unloading facilities exist and are provided with rail service. One of these locations is the TTCI. The railroad main that runs to TTCI runs through the PuebloPlex site. Both the TTCI and PuebloPlex have active rail loading infrastructure. The existing rail infrastructure at PuebloPlex is shown on Figure 1-1.

PuebloPlex Track Inspection Report

The goal of this inspection was to review the condition of all accessible tracks within the facility for suitability for use within a rail served industrial park. A site visit was made on July 27-29, 2015 to observe the condition of the tracks, take spot measurements of the track, and photographically document these conditions.

The facility is located approximately 15 miles west of Pueblo, Colorado and is located north of the Union Pacific Railroad (UPRR) main track that runs east west along the southern boundary of the facility. The Burlington Northern and the Santa Fe Railway Company (BNSF) also has operating rights on this track and therefore the property can be served by both railroads. Connections to the facility are via a wye track configuration that allows trains to enter or depart the facility to either the east or the west.

This main track coming from the UPRR main track provides the connection into and through the facility. The Transportation Technology Center lies north of the Depot and is also served by this main track, with trains going through the Depot facility. The facility has numerous tracks that were used to move to various storage facilities including warehouses and bunkers. While original construction dates of the tracks are not known, this facility was operational in the 1940's. Figures 1-2 and 1-3 identify the specific location of the tracks that were inspected.

Inspection Methodology and Limits of Review

The inspection of the tracks was completed by walking nearly every track that was accessible. For the track inspection, visual observations, material identification and select physical measurements were logged. For each track, the condition of the rail, tie and ballast was documented. For each turnout, the components of the turnout; switch stand, switch rods, switch rails, braces, heel blocks, frog and ties; were observed. Along each track, the ability of the track to be kept free from standing water via drainage facilities such as ditches, culverts or inlets were also observed and evaluated. There are many factors that influence the life cycle of a railroad facility, with drainage problems having one the most adverse effects on the track structure and individual track components.

A pictorial log was completed that characterizes the track conditions (included in the Appendix). The track inspection was broken down to include rail, track joints, tie, and switch conditions (included in the Appendix).



Figure 1-2. Rail Track Inspection Locations (Sheet 1)

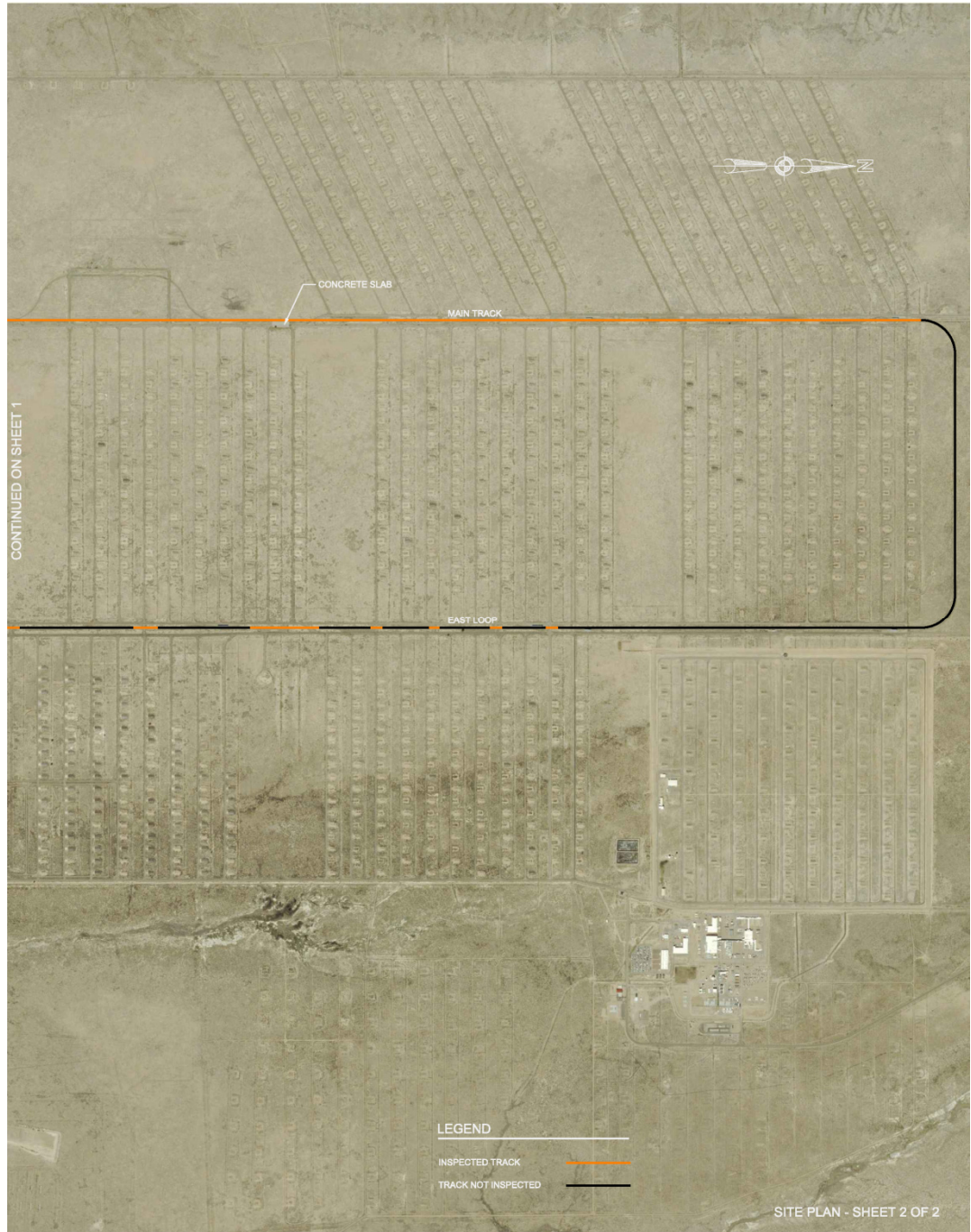


Figure 1-3. Rail Track Inspection Locations (Sheet 2)

Track Inspection

Acceptable Track Conditions for FRA Class 1 Tracks

The track in the facility is considered FRA Class 1 track. The standard railroad industry view of maintenance of FRA Class 1 track is, at a minimum, outlined by the FRA Code of Federal Regulations, Part 213 Track Safety Standards. This is a minimum standard and general railroad practice is to maintain the track to these standards or higher.

FRA Track Safety Standards Part 213 for Class 1 track is specific to roadbed, track geometry, track structure, track appliances and track-related devices, and durations between inspections.

FRA Class 1 track standards require certain maintenance and capital expenditures that are needed to maintain the track over the course of the life cycle of the track structure components. The life cycle of the track components are dependent on: the amount of mechanical wear and fatigue placed upon them; damage and decay caused by exposure to the environment (varies by different regions in the Country); and to a certain extent the obsolescence of the individual track components as new materials and maintenance practices are established by the railroad community.

The observations during the inspection of the facility are as follows:

Track Findings

The majority of the track conditions for the areas reviewed complied with FRA Class I standards and supported an operating speed of 10 MPH. The individual track components are assessed below:

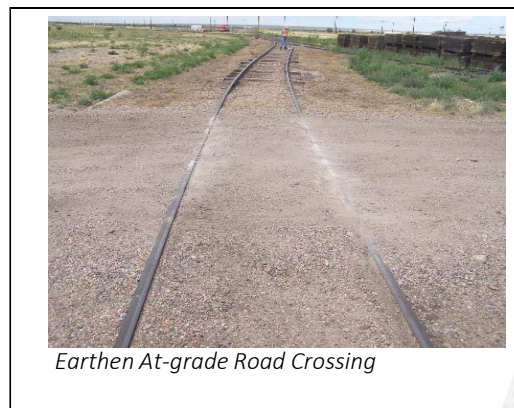
Rail

Rail found in the tracks included various weights including, 60#, 75#, 85#, 90#, 115# and 119#. The main track that runs through the facility to the Transportation Test Facility is the only location where the heavier 115/119# sections are located. The rest of the site utilizes the lighter sections, with the oldest observed date stamped 1916 and 1925. This weight of rail is now considered light weight and not recommended for use with the heavier loaded rail cars that are in use today. Currently, railcars are allowed a maximum weight of 286,000 lbs. per car.

It is not known how much use these tracks have seen over their life or if the rails have been replaced over time, but based on the dates seen on many of



Rail Head Flow



Earthen At-grade Road Crossing

the rails, most of the rail is 40 years old or older and assumed to have been in use somewhere since it was manufactured.

Remarkably, even with the lighter rail sections, minimal wear or visible major structural defects that could lead to a rail break and cause a derail were observed. Wear on all sections was limited primarily to head flow to the gage side of the rail. Head flow is caused by compression of the of rail steel by rail car wheel passage. The migration of top of rail head steel from continued and creates a lip on the vertical face of the rail. Head flow generally created a lip of 1/32" to 1/16".

In one location, WYE 7, there is a significant amount of head wear through the curve. This track is nearing the need for replacement. Other commonly observed defects included some spalling/pitting of the rail surface and minor engine burn marks caused by spinning engine wheels.

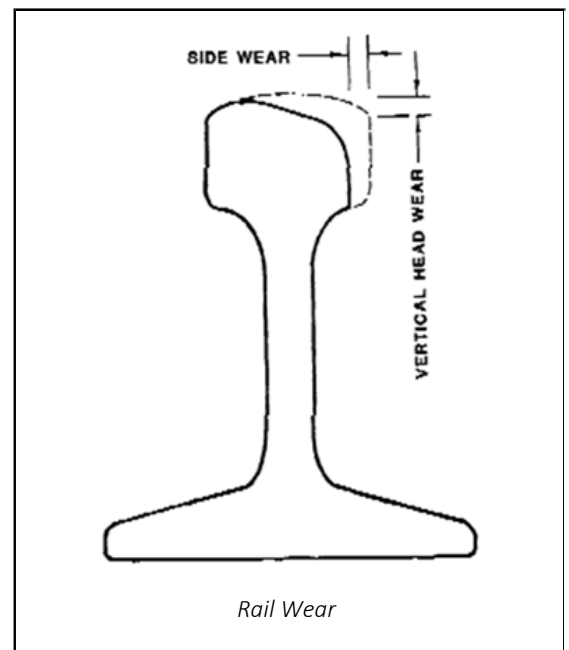
A typical way to extend rail life is to transpose the rail so that the worn gage side face becomes the field side; usually by swapping rails from right to left and vice versa. Unfortunately much of the rail in the facility has already been transposed so that there is head flow on both sides of the rail. This head flow did not have an impact on acceptable track gage.

Embedded Rail

In some areas the track is embedded in pavement either adjacent to a warehouse or in road crossings. In general the paved areas looked to be draining away from the track and the rail seems to be in good condition, but only the top of rail is visible. In some cases the pavement is deteriorating and can allow some moisture to infiltrate. There are a few roadway crossings that have earth for the crossing material. In these cases it was noted that there was some rusting of the rail occurring right at the surface. The challenge with embedded track is that water can migrate at the rail-pavement interface or saturate an earthen crossing and the entire rail surface can become wet. This leads to accelerated corrosion and because the pavement provides some support to the rail, failures usually present before it is obvious there is a problem. With the arid climate of the Pueblo area, this is not a significant concern.

Rail Joints

The tracks are with one minor exception on the mainline, all built with jointed rail using four and six-hole joint bars. Joints were generally well bolted with alternating heads per standard practice. Jointed rail results in rail end gaps that open and close with changes in temperature. Typically the joints should have the largest gaps during the coolest parts of the day and then as temperatures increase, the gaps will close as thermal expansion occurs in the rail. The tracks



generally had acceptable gaps, with very few cases of gaps being too wide. When rail end gaps are open more than 1", there is a substantial impact that occurs to the rail ends as the wheels pass over the joints. This causes typical rail maintenance issues such as loose or broken rail joints or bolts, batter to the ends of the rail, and rail end mismatches; and can also have a damaging effect on rail wheels. These impacts can also lead to deflections at the joint which in poor drainage situations can begin to cause pumping of the subgrade. This condition was not observed often enough to warrant a significant concern. These types of gaps may be correctable during a maintenance cycle by determining if adjacent joints have a tight gap that will allow the rail to be unbolted, unanchored and unspiked and adjusted to balance the rail gaps.

Joints should be offset from one rail to the adjacent rail in the track by generally a minimum of 12 feet and for the most part the track was in compliance. All joints are supported properly by at least one non-defective tie.

Ties

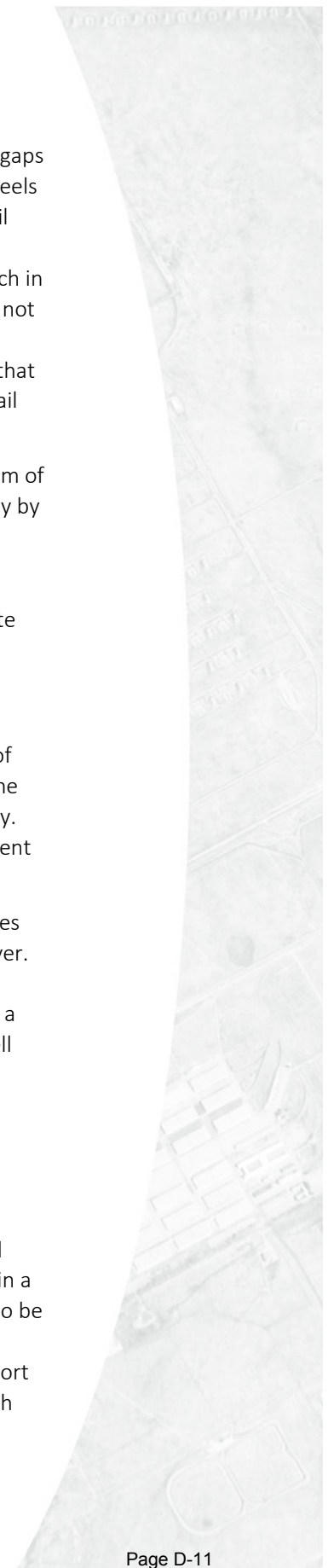
The functions of ties are to maintain track gage, surface and alignment, as well as distribute load to the ballast and subgrade. The inability of ties to perform any of these functions constitutes a defective tie.

Ties used in the facility are all timber. The overall condition of ties in the facility can be characterized as good. There were no observed sections of track that had large numbers of defective ties or even groups of defective ties that would constitute a speed restriction. The amount of defective ties per run of track varies from track to track with no real consistency. The worst case was 1 in 10 but the more general condition was 1 in 30 or more. This element of the track structure appears to have been well maintained.

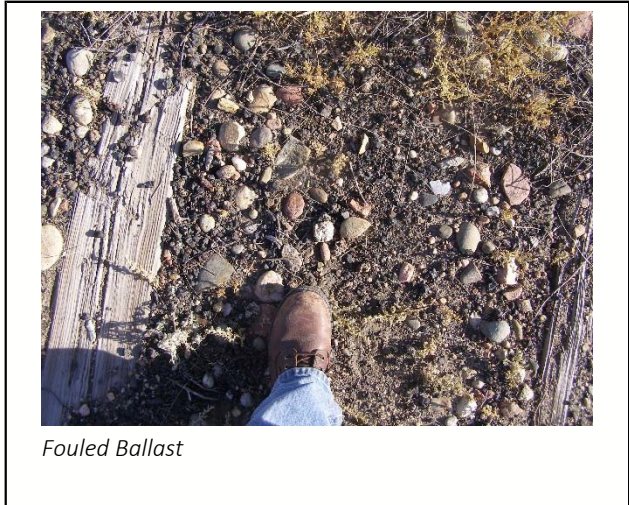
Skewed ties were only seen minimally and are not a concern for rail operations. Skewed ties create longer spans of unsupported rail and cause more flexing of the rail as trains pass over. This added stress is transmitted through the ties to the ballast and can cause accelerated deterioration of the ballast and cause potential pumping of the subgrade. Skewed ties are a result of the thermal expansion of the rail. When the ballast has broken down or is not well tamped, the ballast has voids that do not fully prevent the tie from shifting. Repeated expansion and contraction of the rail can move ties, with as much as 15" of movement observed. This repeated movement displaces the ballast which makes tie movement that much more possible.

Ballast / Track Surface

Ballast serves two functions in the track structure; supporting and restraining the ties, and allowing surface drainage to pass through. Within the facility, the ballast was found to be in a wide variety of conditions. Ballast in good condition is the exception. The ballast appears to be a variety of materials including slag. New ballast is specified to be angular with multiple fractured surfaces which are good for tamping and locking in place to provide a solid support for the ties both horizontally and vertically. Ballast is typically a poorly graded material with the desire to have larger material to provide voids for water to pass.



While there is adequate shoulder ballast provided, much of the ballast appears to have deteriorated. As ballast breaks down it provides less support to the track and the particles can foul the lower layers of ballast, causing the ballast to be a less effective drainage layer. In the arid conditions of Pueblo this may not be a significant concern, but if rail traffic were to increase along with heavier cars, even a small amount of water held in one spot can quickly grow to a problem.



The ballast element is probably the weakest component of the track structure in the facility. Due to its small size and being fouled, it is well compacted to the ties as can be seen in the photo. This allows moisture to stay up against the ties which will increase the rate at which the ties deteriorate. Fouled ballast also makes it easier for vegetation to grow which is a twofold problem. Vegetation further clogs the ballast and is also a maintenance problem as vegetation should be managed to give operators a clear view of the tracks ahead. Replacement of ballast is a process requiring special equipment to undercut the track, removing the existing ballast, and replacing with new ballast that is tamped and compacted in place.

The ballast along the main track is in much better condition and appears to have been well maintained.

Other Track Material (OTM)

The OTM found in the track was in generally good condition. Switches were found to be well anchored and braced and bolts in the heel blocks and frog joints were tight. Track was properly spiked both on tangent and in curves. The rail was not generally anchored, but that did not seem to be presenting a problem with skewing of ties or poor rail alignment. Anchoring provides the rail with additional resistance to thermal expansion which will keep ties from skewing. A few spikes were loose, but this was not observed to be a common problem, likely due to the good condition of the ties.

Turnouts

Turnouts were reviewed and found for the most part to be in good condition and working order. Turnouts were generally No. 8 in size, with only two No. 10's observed. No. 8's are a smaller turnout used in older facilities and in tightly constrained sites. This size of turnout is acceptable as long as locomotives and cars are able to move through them. Turnouts were in generally good condition with switch rails and points, switch rods, and frogs all showing minor wear. Some Frog points and tread surfaces showed spalling/pitting and a few have engine burns but not significant enough to be a concern. Engine burns could be a result of the locomotive binding when going through the turnout.

None were fouled with ballast and had ample throw to allow for the passage of wheels. Stock rails and points were found to be in good condition.

Self-guarded frogs were also predominantly used in the turnouts. Self-guarded frogs are designed for use in yards and low speed track. Their use in tracks where speeds exceed 20 MPH can result in excessive lateral forces such as wheels “kicking” or in extreme cases wheels climbing up the raised guard. The self-guarded frog is a good selection for this facility as it reduces issues associated with FRA guard face and guard check measurements, and this type should be used for any future replacements.

At-Grade Crossings

Roadway crossings in the facility were a variety of types. In the warehouse areas, the crossings were predominantly asphalt or earthen. Aside from the comments in other sections about the effects these types of crossings have on track components, these crossings also had fairly undefined or filled in flangeways. This can elevate the train as it passes through the crossing and if there is any cross slope in the crossing, may allow the train to wander off alignment and potentially derail beyond the crossing. These types of crossings by necessity require a lower operating speed. Busier Road crossings had concrete panels and on the main track, all crossings were rubber panels. All panels are in excellent shape and are working as intended. These types of crossings have built defined flangeways to allow the wheel to pass unimpeded.



Rubber Crossing Panels

Weed Abatement

Weed abatement is needed in many locations throughout the facility. Inactivity on some tracks have allowed vegetation to grow up to significant height. With increased service on a track this will be managed somewhat, but with long term vegetation growth ballast becomes more fouled as discussed in the ballast section. This is not an operational issue other than visibility and long term track structure impacts.



Vegetation in Trackbed

Civil Findings

The existing facility is built on a relatively flat site. There aren't any significant grades within the facility that have an impact on operations or that would cause any track bed failures.

The key to most track structure is keeping it dry as water is the number one enemy of busy tracks. The arid conditions of the site, and the current low amount of traffic make standing water less of an issue. As usage of the facility increases and particularly on the main track and those tracks that are used more frequently to access the warehouse areas, any ponding water that saturates the subgrade will begin to effect the support of the track.

In many cases there is not a well-defined drainage ditch that parallels the tracks and discharges water away from the tracks. As noted previously, the ballast section is also fouled with smaller particles that inhibit surface drainage from migrating through the track. This becomes a damn and then water ponds adjacent to the track, seeping into the subgrade which then becomes soft and flexible when trains pass over. A soft subgrade introduces flexure in the rail, which will rapidly accelerate during prolonged periods of wet weather. The only solution in these instances is to undercut or remove the track so that the subgrade can be properly graded and compacted. This also allows for installation of new ballast which will assist with keeping the subgrade dry. If operations are to increase, the track bed may be fine as long as significant precipitation events are infrequent.

Similarly, problems with the track structure were observed in the warehouse area, where the tracks sit even with or below the adjacent pavement. Any storm water that drains to the track will become trapped and appears to have no place to go. It is typical in this type of track installation to put underdrains at the bottom of ballast/subgrade level to collect and convey the storm drainage. It was not evident from the site visit if such a system was in place, but due to the similarly fouled state of the ballast, it is likely that the underdrain system has become blocked or clogged from the finer particles and is no longer well-functioning.

Operations

Presently train movement into the site is primarily a backing operation. Cars are pulled up the main track to a point where they are north of and clear of Wye 7. They are then backed onto Wye 7 and switched to their destination in reverse. As nearly all tracks are stub ended, meaning they do not have a connection on one end, this keeps the locomotive from becoming trapped on a stub end track by a pulling movement. There are only two locations where a locomotive could pull in, drop cars and be able to exit back to the main track and that is in the two yards. This operation is common for a rail served industrial facility.

If the site were fully operational and active, the tracks seeing the highest amount of movements are those that lead to the north warehouse area and those that lead to the south warehouse area. For access to the north warehouse area, this is track Wye 7, and Track 1 through the classification yard. For access to the south warehouse area, and Tracks 111, 113 and 11th Street, the tracks seeing all of the movements are Wye 7, 4th Avenue, Wye 3 and Track 113. Wye 7 sees all of the traffic into the facility, as does the at-grade crossing of 1st

Arterial Road West. The at-grade crossing of the South Patrol Road over track Wye 3 also would be one of the more heavily traveled road crossings.

Summary

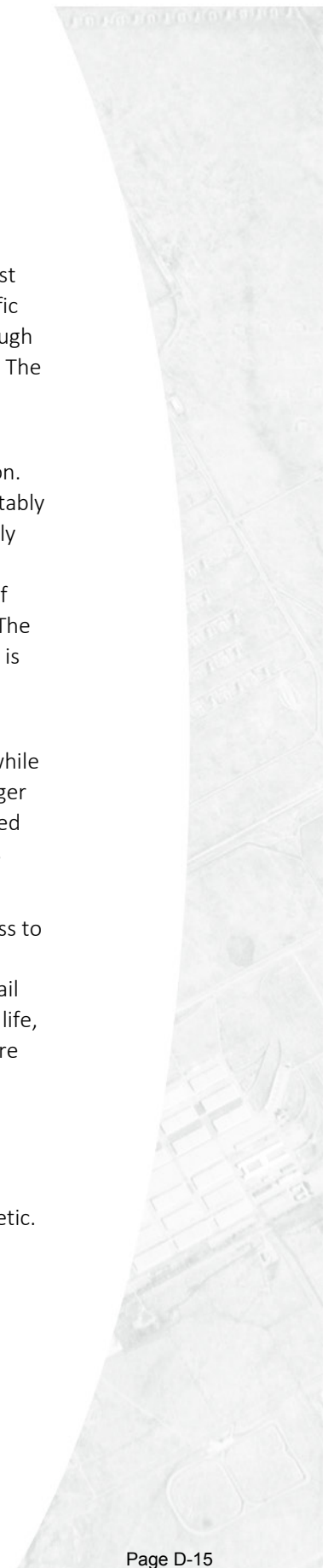
Generally, this facility has older materials some of which have worn down over time. Ballast deterioration is common and should be improved if the facility is to see increased rail traffic with higher weight cars, particularly in critical access areas off the main track such as through Wye 7 and on the 4th Avenue Track. This will improve track support and surface drainage. The rail in the main access routes should also be replaced with new heavier rail.

The track and civil facilities located within the Pueblo Chemical Depot are in fair to good condition overall. The tracks are within standard for FRA Class I track and 10 mph operation. Increases in car weights and frequencies will over time impact the smaller weight rails, notably anything below 115#. While the rail is in good condition for its age, such increases will likely cause accelerated wear and more significant defects that can cause a train to derail. Low operating speed facilities are often able to survive on older materials for a longer period of time because the loading cycles associated with wheel passage are not occurring rapidly. The configuration of the facility will require that it always operates at these lower speeds. This is also good from a safety perspective for vehicles and persons moving around the trains.

Similarly, turnouts in the facility have been well maintained and should perform well. 90 pound, No. 8 turnouts are on the small side, but have little wear and should last for a while without any significant problems. With the constraints of the site, reconfiguring to use larger No. 9 or 11 turnouts is probably not feasible. If long strings of cars would need to be pushed into the site, it may be advantageous to upgrade some of the turnouts on the main access tracks to allow easier movement through the turnouts.

Should an increase in operations occur, it is recommended that if the main track and access to the warehouse is not immediately replaced, they be monitored closely for accelerated deterioration. Studies have shown that increasing car weights to 286,000 lbs. on smaller rail sections can decrease the life of the rail by half. In lieu of replacing rail that still has useful life, ultrasonic testing could be performed on the rails in the key tracks to determine if there are any existing interior defects that would likely cause a rail failure under heavier usage. This would provide a measure of confidence in the quality of the existing rails.

The vegetation maintenance program should be increased to keep vegetation from taking hold. This will improve the performance of the track drainage as well as demonstrating a commitment to the rail infrastructure to potential users and providing an improved aesthetic.



Recommendations

The following is a list of improvements that should be completed and listed in order of priority.

1. Replace rail on Wye 7 with head hardened rail 115# or larger.
2. Monitor tracks after storms for areas of ponding adjacent to the tracks and determine if ditching would allow the water to drain. Add cross culverts and improving the ballast in areas where ditches would not be effective.
3. Replace ballast in tracks, starting with the main access tracks.
4. Where there might be reconstruction of pavements in the warehouse areas, ensure that it is sloped away from the tracks.
5. Road crossings should be improved to have crossing panels rather than asphalt or earth to avoid the potential for derailments, and accelerated rail and track structure deterioration.
6. Where possible, move turnout components out of roadway crossings.
7. Rail upgrades starting with 60# and 75#.

Appendix



Please see the next page.



Pictorial Log



Please see the next page.





4th Avenue Track (Locomotive Shop) Lead Track Frog



Locomotive Shop Tracks



4th Avenue Track looking North from Locomotive Shop



End Batter beginning of Split Head in Locomotive Tracks



Spalling of Rail Flange



Locomotive Shop Track 3



Track 3 Ballast – Gravel Sized



East Shop Track – Earthen filled



4th Avenue Track Earthen At-Grade Crossing



4th Avenue Track Earthen Crossing Rail Corrosion



4th Avenue Track looking South



4th Avenue Track looking North towards 11th St



4th Avenue Track Crossing 18th Street looking East



4th Avenue Track looking North from 18th



4th Avenue Track approaching South Patrol Road



Diamond Crossing 4th Avenue Track and South Patrol Rd Track



West End of Classification Yard looking North



At-grade crossing of Class 1 Track/Wye 7 at 1st Arterial Rd West





South Patrol Road Track Terminus, East of 1st Arterial Rd West



South Patrol Road Track looking East



Well-graded, no-angular ballast



Well-graded, no-angular ballast



Classification 1 Track at Scale House looking East



Classification 1 Track at Scale House looking West



Classification Track 5 looking West



Classification Track 3 looking West



Typical Fouled Ballast in Classification Yard



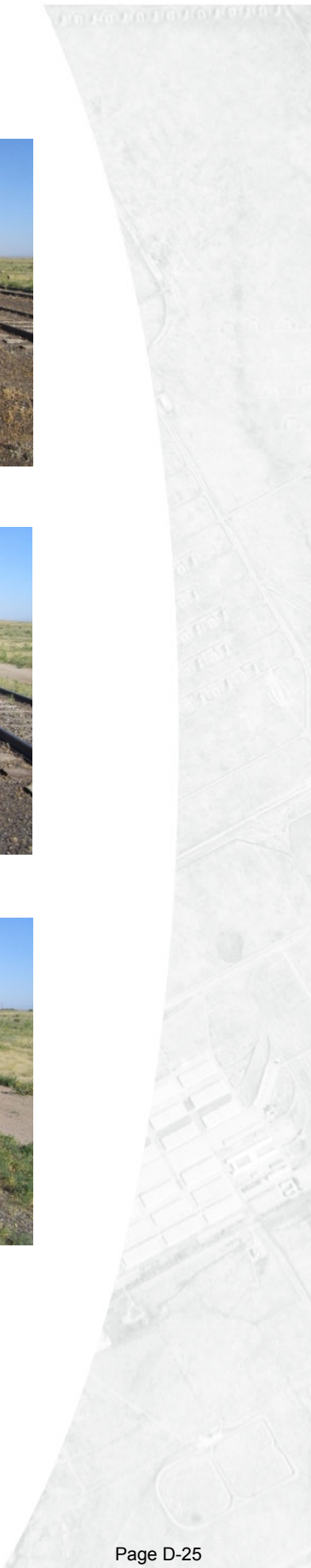
Classification Track 2 looking West



Typical Fouled Ballast in Classification Yard



Classification Track 1 looking West





Classification Track 1 Turnout to East Leg of Loop



Classification Track 1 looking West at Scale House



Classification Track 1, West End looking East



30th St Track, Recessed



31st St Track, Recessed



East Loop Track looking North near E-4 Street



East Loop Track looking North near E-10 Street



East Loop Track looking North near D-3 Street



Track 113 South of 11th St looking South



Deteriorated, small, well graded ballast



Diamond Crossing of Track 113 and 11th St Track



Engine Burns on Diamond Crossing



11th St Track looking Northeast



11th St Track looking East



Paved Track 529 East end looking East



Paved Track 529 East end looking West



Track 529 and Siding Track near 17th Ave



Warehouse Area Paved Track Deterioration



Warehouse Area Ballasted Track



Warehouse Area Lowered Track, No Drainage



Warehouse Area 19th St Track and Siding



Warehouse Area 19th St Track and Siding



East Yard, South Track looking East



East Yard, South Track looking West



Main Track looking North from C-10 Street



Main Track looking South from C-10 Street



Rubber Crossing Panel Inserts



Main Track looking North from A-8 Street



Main Track looking South from A-8 Street



Main Track Ballast



Main Track looking North from C-1 Street



Main Track looking South from C-1 Street



Main Track looking South from D-10 Street



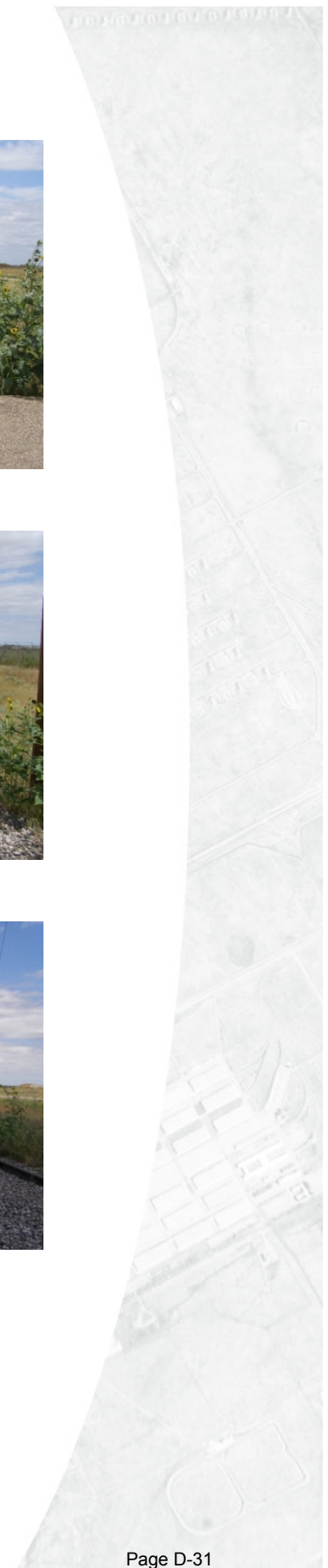
Main Track looking North from D-10 Street



Main Track Concrete Crossing Panels at D-8/B-9 Street



Main Track looking North from E-10 Street





Main Track looking South from E-10 Street



Main Track Ballast



Main Track looking North from E-8 Street



Main Track looking South from E-8 Street



F-6 Street Main Track At-Grade Full Width Rubber Crossing



F-6 Street Main Track At-Grade Full Width Rubber Crossing



Main Track looking South from F-1 Street



Classification 1 Track Crossing 1st Arterial Rd West looking East



Classification 1 Track Crossing 1st Arterial Rd West looking West



Main Track looking South at Junction Road At-Grade Crossing



Main Track looking North from West Patrol Road Crossing



Main Track looking South from West Patrol Road Crossing



West Patrol Road Rubber Insert Crossing



Main Track looking South at Main Perimeter Fence Gate



Main Track looking North from Main Entrance Road



Main Track looking South at Main Entrance Road Crossing



Main Track looking South at Mainline Wye Connections



Main Track looking North at Main Entrance Road Crossing



Main Track looking South at Western Mainline Wye Connection



Main Track looking South along Eastern Mainline Wye Connection



Please see the next page.



Inspection Reports



Please see the next page.



Wilson & Company Track Inspection Report

Inspector's Name: Marc Devos Track Inspected: Pueblo Chemical Depot Track # 4th St.
 Supervisors Name: 7-27-15 Date of Inspection: 7-27-15

Track Bed		Track		Ball		Track Gauge		Cross Level		Joint Bars		Anchors		Turnout		Comments
Condition	Description	Type/Condition	Description	Clip/Spikes	Replacement	Section	Gauge	Level	Level	Bars	Points	Roofs	Bolts/Pins	Frog		
	Gravel crossing Switch 753 (#7)	P	F	G		85#					6	6			F	culvert situated
	Pos Bq	P	F	G		85#										
	Gravel crossing Asphalt crossing 11th St.	F			culvert should be checked and cleaned			58.79"	1 1/2"							
	North side of 11th St.	P		G		75#	1 1/4"	1/4"								
	11th St. - Asphalt crossing	P		G		75#	58.74"	58.8"								
	Pos Wye 1 (#8)	P		G		90#	58.84"	1/2"			6	6			G	
	Pos Wye 2 (#8)	P		G		90#	58.74"	1/4"			6	6			G	
	North of Wye 2	P		G		90#	58.54"	1/2"			6	F			G	
	South Pastrel Road	P		G	1 in 100	90#	58.78"	1/4"			6	6			G	
	Wye 4 #8	P		G		90#	58.74"	1/4"			6	6			G	
	Curve crossing	P		G		90#	58.74"	1/4"			6	6			G	
	Curve crossing	P		G		90#	58.74"	1/4"			6	6			G	
	Pos 15 (#8)	P		G		90#	58.74"	1/4"			6	6			G	
	Pos 14 (#8)	P		G		90#	58.74"	1/4"			6	6			G	
	Pos 13 (#8)	P		G		90#	58.74"	1/4"			6	6			G	
	Pos 12 (#8)	P		G		90#	58.74"	1/4"			6	6			G	

E = Excellent G = Good F = Fair P = Poor



Wilson & Company Track Inspection Report

Inspector's Name: Marc Devos / Bill Miller Track Inspected: Pueblo Chemical Depot Track #101 / Locomotive 2
 Supervisor's Name: Marc Devos Date of Inspection: 7-27-15

A JOB BRIEFING WILL BE COMPLETED BEFORE FOULING ANY TRACK OR PERFORMING ANY WORK

Location/Description	Track Bed		Type/Condition	Track Description	Tie Description	Rail		Track Gauge	Cross Level	Joint Bars	Anchors	Turnout			Comments
	Condition	Ballast				Section	Replacement					Points	Rods	Bolts/Pins	
Loce Building	Vegetation		G			80#		56 1/4"	0	G					
LLT (Loc 3)	Ballast fouled		G					56 1/2"	0						
Pos B10	Fouled ballast		G					1/8" head of tie							
Center of curve	Fouled ballast		G					1/8" head of tie on tie rail							
Gravel road crossing	could use cleaning tie; extra crossing should be removed replaced		G					56 1/4" tie 1/8" head of tie on tie rail crossing to curv?							
Pos (B L)	Fouled tie (ast)		G			5#		56 1/4" tie				6	6	G	
B 9 #8	Fouled ballast; slight undercut sp from SL					8#		56 1/4" tie				6	6	G	

Wilson & Company Track Inspection Report

Inspector's Name: Marc Devois		Track Inspected: Pueblo Chemical Depot Track # 60116		Date of Inspection: 6/16/16		Inspector's Name: Marc Devois							
Supervisor's Name:		Track Bed		A. JOB BRIEFING WILL BE COMPLETED BEFORE FOULING ANY TRACK OR PERFORMING ANY WORK		Turnout							
Location/Description	Condition	Ballast	Description	Type/Condition	Description	Track Gauge	Level	Joint Bars	Points	Rails	Bolts/Pins	Frog	Comments
Asphalt crossing	G	P	permanently	P		85#		G					wye 1 switch removed
wye 1	P			P		1/2" head flange							wye 1
POS wye 3 End 13 to east turnout of wye 3	F		Vegetation minimum	G	Track elevated	90#			G	G	G	G	Yes 17" G-C #8 switch
Fast to wye 3 to diamond	P		between turnout & diamond, fouled ballast and vegetation			85# (including wye 2)			G	G	G	G	Frog is 90#
wye 3	P		no veg	G		90#							
road crossing asphalt	G	P	no veg			90#	no bar						
4th Ave E wye 3 (turnout)						90#							



Wilson & Company Track Inspection Report

Inspector's Name: Marc Devos
 Supervisor's Name: Marc Devos
 Track Inspected: Pueblo Chemical Depot Track # West Loco-Shop
 Date of Inspection:

A JOB BRIEFING WILL BE COMPLETED BEFORE FOUling ANY TRACK OR PERFORMING ANY WORK														
Location/Description	Track Bed	Type/Condition	Description	Clip/Spike	Replacement	Rail Section	Track Gauge	Cross Level	Joint Bars	Anchors	Points	Joint Bolt/ Pins	Prof	Comments
P05 (B10)	Ballast poor drainage guard rails dead few ballast	Ties turned				56" rail head	56" 3/4"				6	6	F	chipped joint on tie joint bars there, but loose here. there Majority of track needs full replacement knows of full ballast
LLT														
General	promotive Bly	Track Area												
			Rail is 80 th and roughly 70 yrs old. For light locomotive uses this rail will be sufficient. There is heavy wear and some transposing of rail was noticed. Still at least 25 years of rail life remaining. Joint bars plates and spikes are all in good condition. Ties are in generally good condition but with amount of faded ballast its possible that there is some deterioration. Fading of ballast is prevalent allowing for track drainage. Ties should be completely replaced. #8 Turnouts are able in for to good condition and if locomotives can adequately traverse are sufficient for general use.											



Wilson & Company Track Inspection Report

Inspector's Name: Bill W + Dave D. Track Inspected: Pueblo Chemical Depot, Track # 11 + 113
 Supervisor Name: Marc Davos Date of Inspection: 7-26-15
 Head of Track

A. JOB BRIEFING WILL BE COMPLETED BEFORE FOLLOWING ANY TRACK OR PERFORMING ANY WORK

Location/Description	Track Bed		Description	Type/Condition	Ties		Rail Section	Track Gauge	Cross Level	Joint Bars	Turnout			Comments
	Condition	Ballast			Description	Caps/Spikes					Replacement	Points	Roofs	
Track 111 - Track obscured w/ cars also	Filled with earth not visible. Power plant on stumps 30' either side													
Beyond slab	P	Vegetation												
S-11 (groffthst)	F			w/g			SS	0	N/A	G		G	G	#10
Track 113 - Track Obscured by cars - S of Diamond - Diamond King w/ 11th St. Tie - 11th St. Crossing	Folded P P	Vegetation		w/f			SS 90	3/16 90	N/A /	G /				* excess non-flow spalling near diamond Crossing in good condition except engine burn Asphalt Crossing Fair Condition
11th St / S-3 TO. - Diamond w/ 113 - Buena Rd - End	G G G	No weeds		w/f			1in10 90	1/16 0	/	G /		G G	G G	#8 Elevated good drainage - Fair Good Asphalt Crossing Good Condition
Track 113 Cont - TO to 524 - TO to 547 - TO to 555 - TO to 574 - TO to 587 - TO to 10 TIES - END at TO each way	P/F P/F P/F P/F P/F P/F	No weeds No weeds No weeds No weeds No weeds		w/g w/g w/g w/g w/g			1in50 n/a n/a n/a 11	1/16 1/16 1/16 1/16 1/16	/	G G G G G		G G G G G	G G G G G	#8 #8 #8 #8 #8 #8 Gravel xinj
WYES		More active frame												



Wilson & Company Track Inspection Report																		
A JOB BRIEFING WILL BE COMPLETED BEFORE FOULING ANY TRACK OR PERFORMING ANY WORK																		
Inspector's Name: Maic Devos																		
Track Inspected: Pueblo Chemical Depot Track # <u>Plant Canal Underway</u>																		
Date of Inspection: <u>Sept 1st 2002</u>																		
Location/Description	Condition	Ballast	Track Bed		Type/Condition	Ties		Rail Section	Track Gauge	Cross Level	Joint			Turnout			Comments	
			Description	Clip/Spikes		Replacement	Anchor				Bars	Points	Rods	Bolts/Pins	Frog			
3rd Street Tracks obscured by cars	P	P	Top of tie even w/ subgrade	Embedded/buried adjacent to mainline	W	W	W	UNK	UNK	UNK	UNK	UNK	UNK	UNK	UNK	UNK	UNK	
39th Street	P	P	Heavy vegetation Assume Tied	Recessed below pavement adjacent to mainline	W	W	W	UNK	UNK	UNK	UNK	UNK	UNK	UNK	UNK	UNK	UNK	
Eastern tail Track Track Obscured by cars limited Road Access	F	F	Gravel compacted but shallow at North end Tied and floor @ road crossing	W/G/F	W	W	W	UNK	UNK	UNK	UNK	UNK	UNK	UNK	UNK	UNK	UNK	Asphalt x-ing East 1st St Road Fair/Good Condition

Wilson & Company Track Inspection Report

Inspector's Name: Marc Devo + B.V.M. Track Inspector: Pueblo Chemical Depot Track # 529
 Supervisor's Name: Marc Devo Date of Inspection: 7-28-15

A. JOB BRIEFING WILL BE COMPLETED BEFORE FOULING ANY TRACK OR PERFORMING ANY WORK															
Location/Description	Track Bed		Type/Condition	Description	Ties	Clip/Spikes	Replacement	Rail Section	Track Gauge	Cross Level	Joint Bars	Turnout			Comments
	Condition	Ballast										Points	Roofs	Belt/Pins	
Bldg 529	Embedded		W/F	Embedded		G		70	116	N/A	N/A				
- Between Bldgs	Heavily Fouled		W/F					75	0	N/A	G				Asphalt Crossing - Fair
- 528 Bldg - obscured	Empty Foul		W/F												
- 527 Bldg - obscured	Empty Foul		W/F												
- Siding Track	Top of Tie at Grade		W/F												
- Asphalt Crossings	Top of Tie at Grade		W/F												
- 526 Bldg - obscured	Poor			Poor Tie Grade				75	0						Poor Cond
- Siding	Obscured							83	0						Terrace to 527 Siding
- Terrace to Bldg 524															
- Between Bldgs															
- Bldg 525	P			Concrete Filled											
- Siding	P			in spots											
- Between Bldgs															
- Bldg 522	Obscured														
- T.O. to 524	Obscured														
- Siding	Obscured														
Bldg 527 / 528	Concrete Embedded			Track											
525 Same as 524	Fouled/bedfilled														
- Siding	"														
- Obscured behind 524	"														
- Behind 523 Same	"														
- Behind 522 Same	"														



Appendix E – Water Rights Technical Memorandum



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Technical Memorandum

Water Rights Analysis

Introduction

Potable water for the Pueblo Chemical Depot (PCD) is currently supplied via groundwater. Eleven (11) wells are permitted for consumptive use at the site through the Colorado Department of Public Health and the Environment (CDPHE) Division of Water Resources (DWR). These wells were decreed for use on the property (Case No. 81CW196) with an appropriation date of 1942. Wells vary in depth from 55 feet to 75 feet and draw water from an alluvial aquifer. The decree allows pumping up to a total 591 gallons per minute (gpm) from all wells and provides for military domestic, industrial and irrigation uses. The decree is not specific on total annual appropriation.

Of the 11 permitted wells at the PCD, 4 are located on the northern end of the property near the PCAPP and 7 are located on the southern end of the property. Five of the seven wells on the southern end of the property are located on the north side of the warehouse area (central well field) and two are located near the existing Army administrative area.

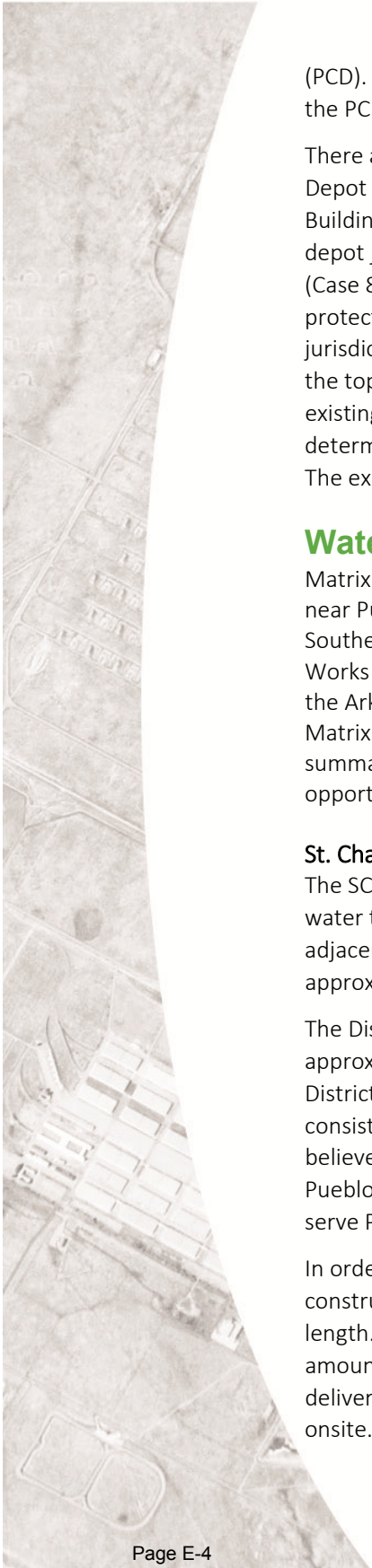
Well #6 located in the central well field area was abandoned in the 1960s due to Chromium-6 contamination. The remaining five wells in this area were capped in the 1990s when the adjacent clear well roof collapsed.

Currently, the southern portion of the base is supplied by 2 wells – Wells #12 and #13. Well #13 was replaced in 2014 with a new well near the current location. The groundwater is treated with calcium hypochlorite and the water quality is monitored by the Colorado Department of Public Health and Environment (CDPHE) through a monitoring plan and testing schedule.

Existing Water Rights

Water rights for the property are junior within the Arkansas Basin and must be augmented for use. Currently, PCD purchases augmentation water from the Pueblo Board of Water Works and the augmentation water is transferred to the Colorado Well Protective and Development Association (CWPDA). Augmentation for PCD is handled through CWPDA's augmentation plan.

A meeting was held on August 12, 2015 between the Division of Water Resources (DWR) – Division 2, PuebloPlex and Matrix Design Group (Matrix) at the DWR office in Pueblo. Topics discussed at this meeting included existing well permits, water rights associated with the existing wells, reservoir storage rights and jurisdictional dams associated with the existing reservoirs. With respect to the existing wells and the water rights, the Division Engineer, Mr. Steve Witte, confirmed that annual appropriation rights related to the wells were not defined and that the annual appropriation for the overall property would be developed based on an analysis of historic use during the height of the activity at the Pueblo Chemical Depot

A vertical aerial photograph on the left side of the page, showing a large industrial or residential complex with various buildings, parking lots, and roads. The terrain appears to be flat and developed.

(PCD). The historic use is currently being evaluated based on historic information provided by the PCD. This information will be provided to DWR for their review and acceptance.

There are two reservoirs at the PCD. The Lynda Ann reservoir is located on the east side of the Depot along Boone Creek and just east of the 700 series Ammunition Operation Center Building complex. The second reservoir is unnamed and is located on the west side of the depot just north of the former Ammunition Workshop area. Both reservoirs have decreed (Case 81CW197) surface water rights through the DWR for recreation, wildlife and fire protection. The unnamed reservoir is fed via a spring and the existing dam appears to be non-jurisdictional (less than 10 feet in height measured from the downstream side of the dam to the top of the dam). The Lynda Ann reservoir is fed via flow within Boone Creek and the existing dam appears to be jurisdictional (greater than 10 feet in height). An official determination of each dam will need to be completed to determine its proper classification. The existing water system at the Depot does not tie into either reservoir.

Water Supply Alternatives

Matrix representatives have met with potential water suppliers and augmentation providers near PuebloPlex. These groups include the St. Charles Mesa Water District (SCMWD); the Southeastern Colorado Water Conservancy District (SECWCD); the Pueblo Board of Water Works (PBWW); the Colorado Water Protective and Development Association (CWPDA); and, the Arkansas Groundwater Users Association (AGUA). In addition to these organizations, Matrix and PuebloPlex have discussed a potential water purchase from Mr. John Harrison. A summary of these discussions along with possible water supply and augmentation opportunities for PuebloPlex are summarized below:

St. Charles Mesa Water District

The SCMWD is a quasi-municipal corporation within the State of Colorado serving domestic water to users within its service area. The District is located in east-central Pueblo County adjacent to the City of Pueblo and was formed in 1988. The District encompasses an area of approximately 64 square miles and serves a population of approximately 11,000.

The District boundaries extend east to Wheeler Lane and US Highway 50, which is approximately 3.4 miles from the PCD Administrative Area. According to Mr. David Simpson, District Manager for the SCMWD, water infrastructure has been extended to 40th Lane but consists of only a 4-inch water main that currently services one home. Mr. Simpson does not believe that their existing infrastructure would be able to adequately serve development at PuebloPlex. Furthermore, Mr. Simpson is not sure that the District has adequate water to serve PuebloPlex.

In order to serve new development at PuebloPlex, a new water main would have to be constructed from the SCMWD water treatment plant to the site, which is approx. 11.6 miles in length. Furthermore, the District will require PuebloPlex to acquire water rights for an equal amount to their needs and grant those water rights to the District. Under this scenario, water delivered by the SCMWD would be finished water and would not require additional treatment onsite.

The cost for extending a new water main from the water treatment plant to PuebloPlex would include several roadway crossings including crossing the Arkansas River, crossing State Highway 96, and crossing under the railroad tracks north of State Highway 96. In addition to these crossings, easements would likely be required from many property owners along the route. These constraints will significantly increase the cost for this alternative.

Southeastern Colorado Water Conservancy District

The SECWCD was formed in 1958 for the purpose of developing and administering the Fryingpan-Arkansas Project. The purpose of this project is to supply water for irrigation; municipal, domestic and industrial uses; generating and transmitting hydro-electric power and energy; controlling floods; and for other useful and beneficial purposes. One of the last remaining projects within the Fryingpan-Arkansas system is the construction of the Arkansas Valley Conduit (AVC). This conduit provides clean water through a pipeline that extends from the Pueblo Reservoir to communities downstream within the lower Arkansas Valley

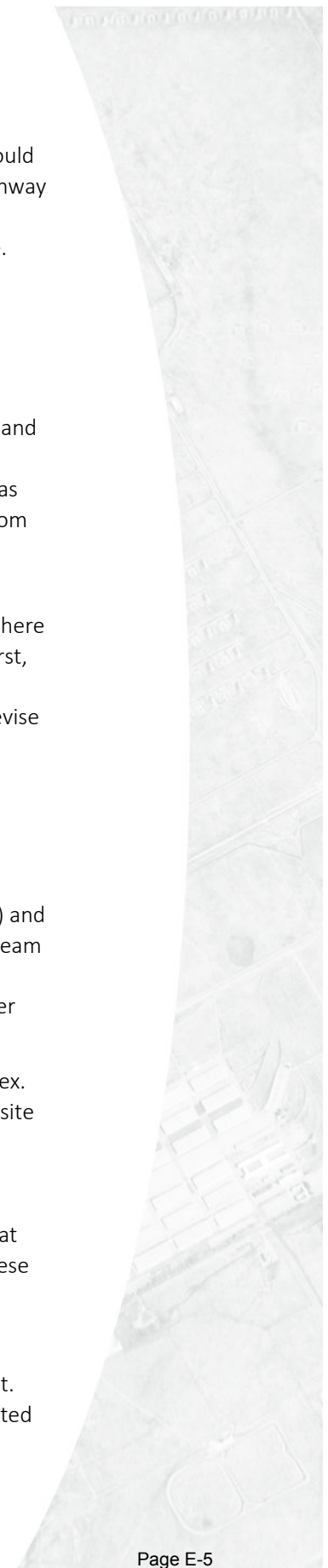
Based on a meeting with Mr. Jim Broderick, Executive Director of the SECWCD, it may be possible for PuebloPlex to join the District and obtain raw water from the AVC. That said, there are a number of issues related to joining the District and obtaining water from the AVC. First, PuebloPlex would be required to pay property taxes associated with the District from the District's inception (1958) through today. Additionally, the District would be required to revise their Environmental Impact Statement (EIS) to include the property. Finally, the master contract with the Bureau of Reclamation would need to be reviewed and revised to accommodate the addition of PuebloPlex. All of these items would have to be paid for by PuebloPlex or another third party.

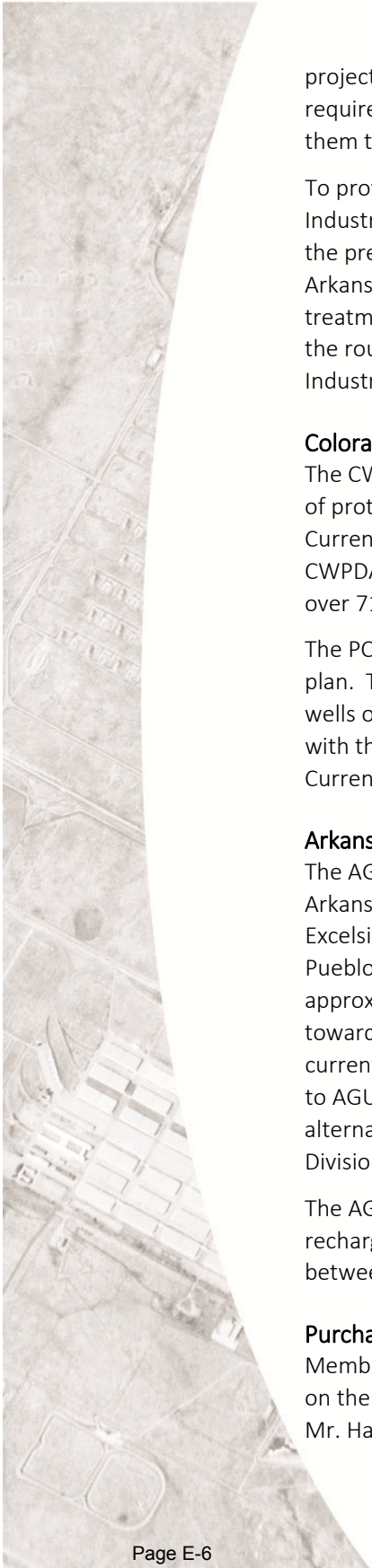
Upon inclusion into the SECWCD, PuebloPlex would be required to purchase water rights upstream of Pueblo Reservoir (or be able to transfer water up to the reservoir via contract) and will be required to acquire storage rights within either Pueblo Reservoir or reservoirs upstream of Pueblo Reservoir. Currently, the water within the AVC is all accounted for by entities downstream of Pueblo and any additional service from the AVC will require additional water with storage rights.

Connecting to the AVC would most likely occur in the Avondale area just south of PuebloPlex. Approximately 2.5 miles of water main would need to be constructed from the AVC to the site to serve the property. Construction would require a crossing of the Arkansas River, two highways (US Highway 50 and State Highway 96) as well as railroad tracks north of State Highway 96. Easement would also be required from property owners along the route. In addition to the water main construction, a water treatment plant would be required to treat the water to drinking water standards since the AVC only delivers raw water. Together, these issues will have a significant impact on the overall project costs for this alternative.

Pueblo Board of Water Works

The PBWW has explored the possibility of providing treated water to PuebloPlex in the past. Based on discussions with Mr. Alan Ward, Water Resources Manager, the PBWW is interested in serving the development of PuebloPlex subject to the projected water demands for the



A vertical, narrow aerial photograph on the left side of the page, showing an industrial or agricultural area with various structures, roads, and fields. The image is slightly faded and has a white border.

project. Since PuebloPlex is outside of the Pueblo city limits, a long term contract will be required to serve the site. The PBWW will require a provision in the contract that will allow them to reduce delivery if/when the region is experience a drought and a shortage of water.

To provide service at PuebloPlex, a water main will need to be extended from the Airport Industrial Park to the PCD Administrative Area. This distance is approximately 6.8 miles. Unlike the previous alternatives, this alternative does not require any crossings of highways or the Arkansas River. Furthermore, this alternative will deliver finished water and additional treatment will not be required onsite. Easements will be required from property owners along the route. That said, there are only a handful of property owners between the Airport Industrial Park and the PCD, which should assist with easement acquisition.

Colorado Water Protective and Development Association

The CWPDA is a non-profit organization incorporated in the State of Colorado for the purpose of protecting and developing underground and surface water within the Arkansas River Basin. Currently, CWPDA has approx. 600 members with 1,336 wells. The municipal members of the CWPDA provide water to approximately 38,000 people and its agricultural members irrigate over 71,000 acres.

The PCD is currently a member of the CWPDA and part of CWPDA's groundwater augmentation plan. Through this association, PCD and PuebloPlex can use groundwater from the existing wells onsite and CWPDA augments the consumptive use. In past years, PCD has had a contract with the PBWW to supply augmentation water to CWPDA to offset well usage at the Depot. Currently, there is no contract with the PBWW for augmentation water.

Arkansas Groundwater Users Associations

The AGUA is a well user association similar to CWPDA and is also located within the lower Arkansas River basin. The AGUA has facilities near the Depot including recharge ponds and the Excelsior Ditch. The Excelsior Ditch diverts water from the Arkansas River upstream of PuebloPlex and delivers water to downstream users. The Excelsior Ditch is located approximately 3 miles from the Depot. Additional right of way for the ditch extends east toward the Depot but this stretch of the ditch hasn't been used for many years. Like the current arraignment with CWPDA, PuebloPlex could lease water from the PBWW, turn it over to AGUA and augment well use at the Depot through the AGUA augmentation plan. This alternative will require an amendment to AGUA's current augmentation plan with DWR Division 2.

The AGUA has approached PuebloPlex for land along its southwestern boundary for additional recharge ponds. Based on their needs and the water needs at the Depot, an association between AGUA and PuebloPlex could be beneficial for both parties.

Purchase of Water Rights from Mr. John Harrison

Members of PuebloPlex and Matrix met with Mr. John Harrison regarding water rights he owns on the St. Charles River. Pursuant to a conversation with Mr. John Van Horst, DWR Division 2, Mr. Harrison's current water rights on the St. Charles River are 0.04 cfs. After additional

investigation, it was determined that the water right that Mr. Harrison owns cannot be transferred upstream/downstream based on a Supreme Court ruling. Based on this information, Mr. Harrison's water rights are unfeasible for PuebloPlex.

Conclusion

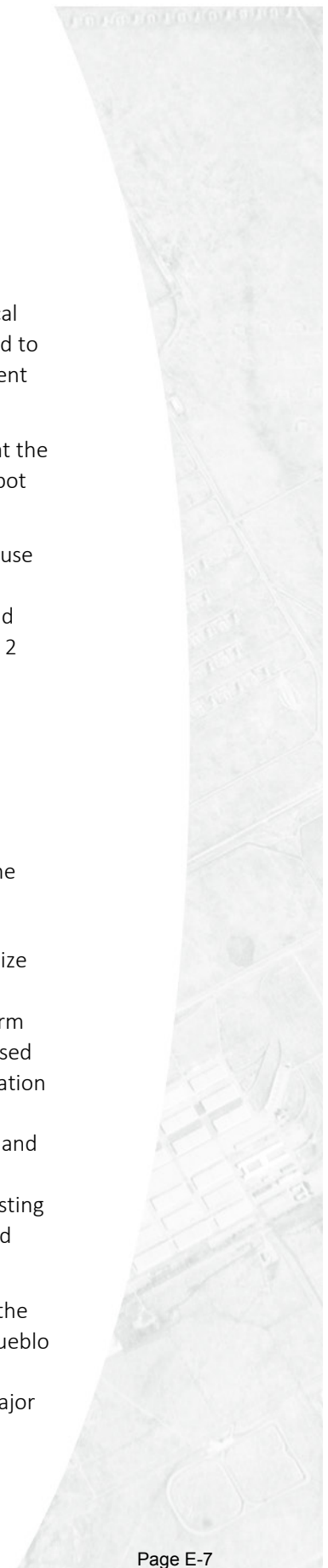
The aforementioned discussion represents several options and alternatives for both physical potable water and augmentation water for PuebloPlex. These alternatives are not intended to be an exhaustive study of all of the available sources within the Arkansas basin, but represent the most viable alternatives for water supply at PuebloPlex.


Based on the understanding of the various alternatives and the proposed redevelopment at the Depot, Matrix believes there is a multi-tiered solution to the water supply issues at the Depot based on the following recommend strategy:

- Determine historic consumptive use at the Depot based on the maximum historic use of the property (employees, personnel, missions, etc.). This determination will establish the annual appropriation for well use at the Depot. The methodology and the conclusions reached will need to be vetted and approved by the DWR Division 2 Engineer's office.
- Develop water usage projections for the redevelopment of the Depot.
- Perform pump tests on existing Wells 1-5, 12 and 13 to determine average yields, recharge and pumping rates. The four (4) northern wells had pump tests with the development of the PCAPP facility that can be used in the analysis.
- Determine the overall capacity of the wells to deliver a reliable water source for the redevelopment activities at the site.

After completion of the aforementioned tasks, it is recommended that that PuebloPlex utilize the existing wells to the degree possible to support initial, short term and midterm redevelopment at the Depot. This approach will require PuebloPlex to enter into a long term agreement with the PBWW for augmentation water. This augmentation water would be used to offset depletions in the Arkansas basin caused by use of the onsite wells. The administration of the augmentation water could be completed through existing CWPDA or AGUA augmentation plans with the DWR District 2. As an alternative, PuebloPlex could apply for and administer their own augmentation plan through the DWR. This alternative will require upgrades to existing facilities including storage, water treatment, and distribution. The existing facilities should be leveraged to the degree that they are suitable to providing a reliable and safe source for drinking water and fire protection.

Assuming that the redevelopment will require water in excess of the available water from the onsite wells, it appears that the best solution for additional potable water is through the Pueblo Board of Water Works (PBWW). As stated earlier, the PBWW is interested in serving the redevelopment and has facilities that are relatively close to the Depot and don't require major crossings of roadways, railroads or rivers. The infrastructure improvements necessary to



A vertical, narrow aerial photograph on the left side of the page, showing an industrial or construction site. It features various structures, roads, and what appears to be a large rectangular area, possibly a parking lot or a construction site. The image is in grayscale and has a slightly grainy texture.

connect the Depot to the PBWW facilities should be sized to accommodate the overall development of the site to ensure redundancy across the system. Furthermore, we recommend that an agreement with the PBWW be reached at the onset of the redevelopment to secure a reliable water source for the project.

Ultimately, the existing wells and the finished water from the PBWW system could be used in tandem to provide sufficient water for the redevelopment as well as a long term reliable source.

Appendix F – Opportunities and Constraints Technical Memorandum



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Technical Memorandum

Opportunities and Constraints Analysis

Introduction

This Technical Memorandum provides an analysis of the opportunities and constraints identified for the PuebloPlex site. These factors provide the basis for redevelopment potential and inform how the site may be developed to achieve the highest and best use. The analysis includes an identification and assessment of area zoning and ownership, and physical PuebloPlex site characteristics (facilities, utility infrastructure, transportation infrastructure and environmental factors) that can be leveraged to isolate spatial areas suitable for redevelopment and other areas where development may be challenged or discouraged. The holistic assessment of these factors is presented in a development suitability map and matrix that characterize areas as low, moderate or high development suitability for potential redevelopment including potential redevelopment types, characteristics and phasing options. This analysis is the foundation for the development of plan alternatives and ultimately the preferred redevelopment plan.

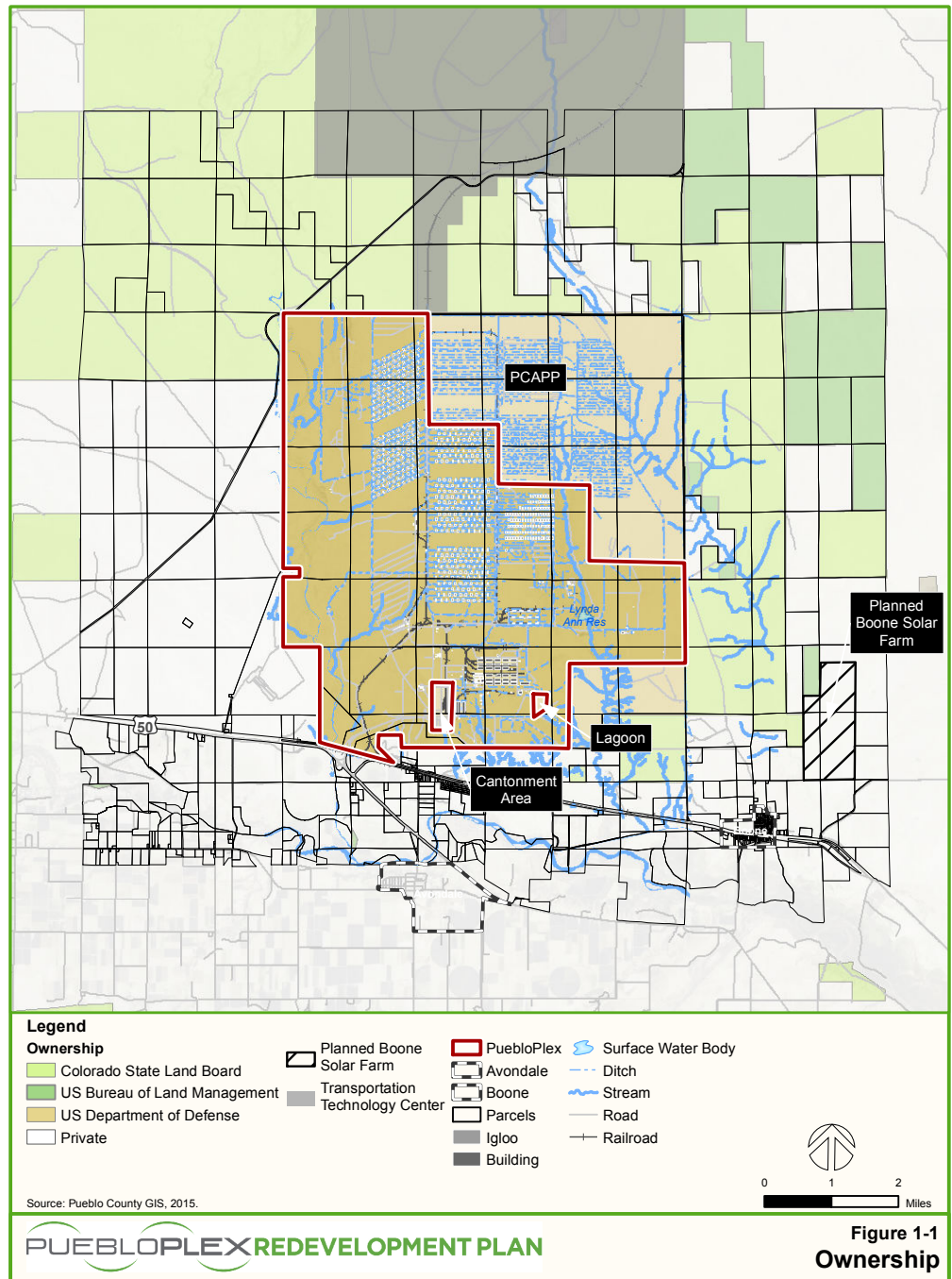
Redevelopment Opportunities and Constraints

Opportunities and constraints can be attributed to many different factors. In the analysis of development suitability for the PuebloPlex site, it is vital to evaluate conditions both on and off-site to identify potential points of incompatibility. This analysis will evaluate influences such as future land use and zoning, which may pose opportunities or constraints for redevelopment. Existing facilities and infrastructure, in terms of available water, wastewater, and electric, as well as existing buildings and structures with reuse potential can also provide opportunities by expediting development where these amenities suitable for reuse. Also included in this assessment of development suitability are elements unique to the property, including the internal transportation network which includes 137 miles of paved roads, and approximately 39 miles of railroad lines. The site's history as a former chemical depot is also a consideration in this assessment since it has contributed to areas where environmental conditions may impact and influence the redevelopment potential of specific site areas.

Ownership

Land surrounding PuebloPlex can be grouped into five ownership categories as indicated in Figure 1-1:

- Private landholders
- Department of Defense
- Bureau of Land Management
- Colorado State Land Board
- Association of American Railroads (Transportation Technology Center, Inc.)



Land under private ownership is predominantly to the west and south of PuebloPlex. From the western boundary extending three miles west of PuebloPlex is privately owned land. Beyond three miles west of PuebloPlex the land is owned by a mix of private owners and the Colorado State Land Board. For the exception of a small 1 ½ square mile area adjacent to the PuebloPlex boundary owned by the Department of Defense and the Colorado State Land Board, all property south of PuebloPlex is under private ownership.

The Colorado State Land Board also holds land to the northwest and north of PuebloPlex extending several miles beyond the property boundary and including land adjacent to the Transportation Technology Center (TTCI). A half-mile strip of land north of PuebloPlex is owned by the Association of American Railroads which is designated as the TTCI. The TTCI property extends several miles north of PuebloPlex. There is a small pocket of privately owned land to the north between PuebloPlex and the TTCI. This land is generally within a two-square miles area following Boone Creek.

Immediately north and northeast of PuebloPlex is land owned by the Department of Defense (DOD) which is designated as the Pueblo Chemical Agent-Destruction Pilot Plant (PCAPP). This area contains facilities dedicated to the safe and efficient destruction of the stockpile of mustard agent previously stored in the igloos at the PuebloPlex site. Beyond the PCAPP property is land predominantly under the ownership of the Bureau of Land Management and Colorado State Land Board, though there are small pockets of land approximately a half square mile in area under private ownership.

Land immediately east of PuebloPlex is under the ownership of the Colorado State Land Board extending out for 1 ½ miles along with an area approximately a half square mile under private ownership. Beyond the state-owned property the land is privately owned.

Opportunities

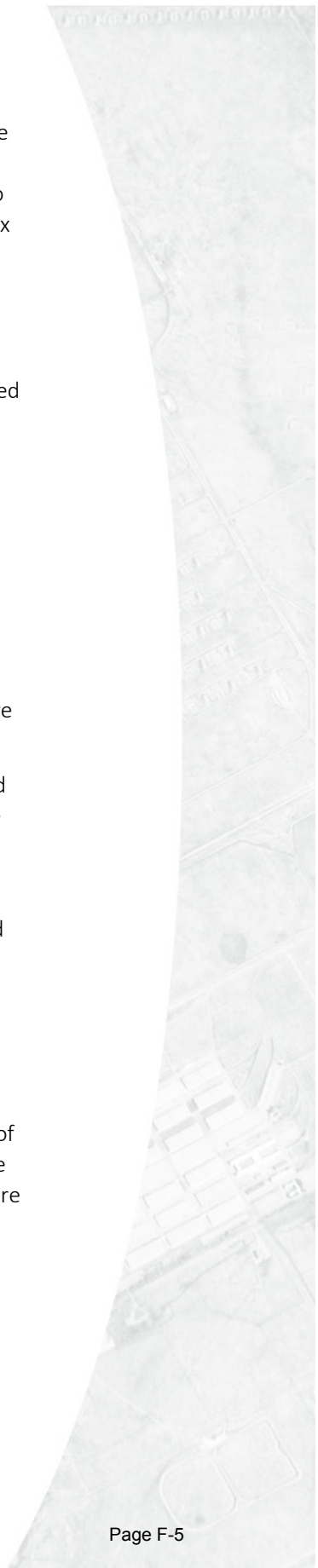
- The majority of land immediately surrounding PuebloPlex to the north, northeast and east is either government owned and not available for private development or under private development with industrial uses (the TTCI). This will preclude private development that would otherwise be exposed to potential impacts from PuebloPlex redevelopment

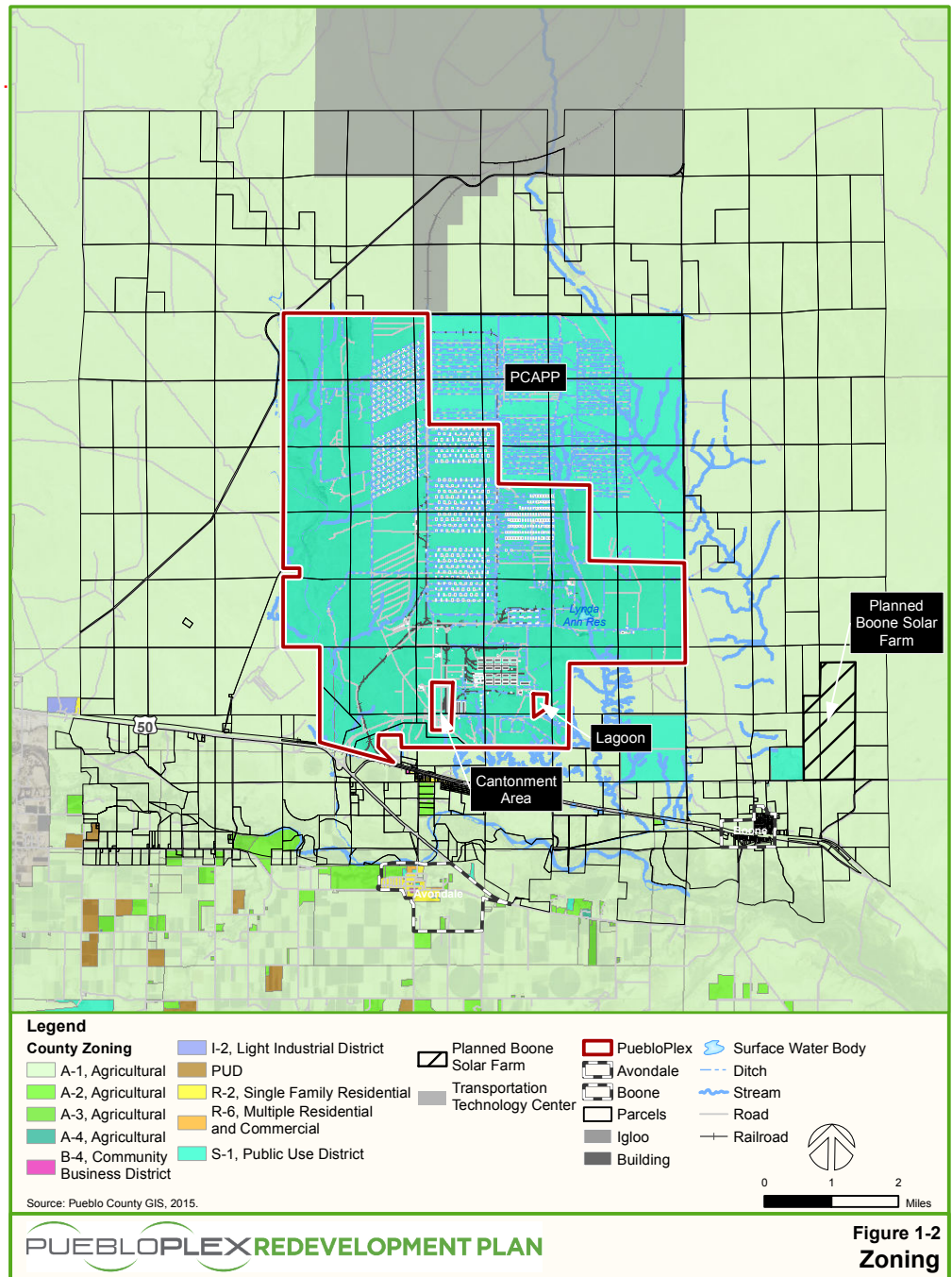
Constraints

- Land to the west and south of PuebloPlex is under private ownership. Consideration of uses at PuebloPlex adjacent to these areas can mitigate any potential impacts outside the PuebloPlex property. These private land holdings typically contain large agriculture areas and rangeland reducing potential impacts on occupied structures including residences outside the PuebloPlex property

Zoning

Pueblo County zoning classifications have been adopted for the areas within and surrounding PuebloPlex through Pueblo County Code, Title 17 Land Use, Division 1 Zoning. The zoning for PuebloPlex and surrounding areas are illustrated on Figure 1-2.





PuebloPlex and the PCAPP are zoned S-1, Public Use District. One square mile of land southeast of PuebloPlex is also designated S-1, Public Use District. Almost all land surrounding PuebloPlex is zoned Agricultural – primarily Agricultural A-1 which is designated for open space and ranching uses. Other agricultural classifications in the areas proximate to PuebloPlex include Agricultural A-2, Agricultural A-3, and Agricultural A-4.

The following is a summary of the zoning including uses and development standards for PuebloPlex and surrounding areas.

Zoning Classifications On and Adjacent to Site

Agricultural One (A-1) and Agricultural Two (A-2)

The standards of these districts (A-1 and A-2) are designed to retain and promote the appropriate use of dry range and irrigated lands and encourage open use of the land in keeping with its natural characteristics and agricultural functions.

According to the Pueblo County Zoning Code, no parcel of land shall be less than 35 acres in size if in the A-1 zone, or less than 5 acres if in the A-2 zone, nor shall any parcel of land existing in single ownership be divided for sale in units less than 35 acres if in the A-1 zone, nor less than 5 acres if in the A-2 zone. The total ground area covered by all buildings on the parcel shall not exceed 25 percent of the total ground area of the parcel. Agricultural areas are typically compatible with industrial areas, due to low residential densities and open space associated with agriculture and ranching uses.

The uses permitted by right in these districts include:

- Agricultural custom contractor
- Christmas tree sales (temporary)
- Church and religious buildings
- Drilling company equipment yard
- Equestrian arena, personal
- Farming or ranching
- Fruit and vegetable processing, wholesale and retail
- Greenhouse and nursery
- Guest house
- Hay, grain, feed, seed and fertilizer - retail, storage and/or wholesale
- Hemp Establishment
- Home, receiving (must possess a minimum of 5.0 acres of land, or a Special Use Permit is required)
- Housing, tenant
- Medical Marijuana Non-Contiguous Optional Premises Cultivation Operation
- Mobile home
- Ranch, guest
- Recreation camps
- Residence, 1-family
- Residence, 2-family
- Retail Marijuana Non-Contiguous Cultivation Facility
- Riding academy, stables
- Roadside sale stand (retail agricultural products)
- Sawmill
- Water distillation and bottling



Uses allowed by review and approval of the Planning Commission include:

- Advertising device, off-premise
- Agricultural implements, retail, wholesale, rental and service
- Airplane beacon, marker or tower
- Airport, private heliport, glider port
- Asphalt (recycled), sale and storage
- Associations, clubs and lodges
- Athletic field, golf range, golf course
- Atomic reactor and/or other scientific installation
- Aviary
- Bed and breakfast
- Boat and RV storage
- Carnival (temp.)
- Cemetery, crematory and/or mausoleum
- Child care centers
- Child care home (large)
- Cold storage lockers
- Composting facility
- Concrete (batch) plant
- Contractor's yard
- Emergency facility
- Equestrian arena, commercial/club
- Explosives, manufacture and wholesale
- Farm products, processing, manufacture, storage and wholesale
- Feed and fertilizer manufacture and processing
- Game preserve, developed
- Hide and tallow processing
- Home for blind, disabled, elderly, elderly foster, maternity, nursing, religious
- Hot mix (road) plant
- Kennel, dog breeding and boarding
- Livestock sales and auction
- Lots, feed
- Mineral and natural resource extraction, mining operation and processing
- Outdoor theater
- Paintball field
- Private school
- Propane and butane, wholesale and retail service
- Race track
- Recreational vehicle park
- Rental and service of construction equipment, retail and wholesale;
- Runway
- Saddle and tack shop
- Shooting range, outdoor
- Solid waste disposal site and facility
- Specialized group facilities
- Storage and Land Application of Domestic Septage
- Telecommunication Tower(s)
- Utilities
- Veterinary hospital
- Wholesale vending machine products
- Wind turbine for residential purposes

Agricultural Three (A-3) and Agricultural Four (A-4)

The standards of these districts (A-3) and (A-4) are designed to provide and retain certain lands for farming and gardening and to provide for orderly low density residential development.

According to the Pueblo County Zoning Code, no parcel of land shall be less than one acre in the A-3 zone, or one-half acre in the A-4 zone, nor shall any parcel of land existing in single ownership be divided for sale in units of less than one acre in the A-3 zone, or one-half acre in the A-4 zone.

The total ground area covered by all buildings on the parcel shall not exceed 50 percent of the total ground area of the parcel and no structure shall exceed 35 feet in height.

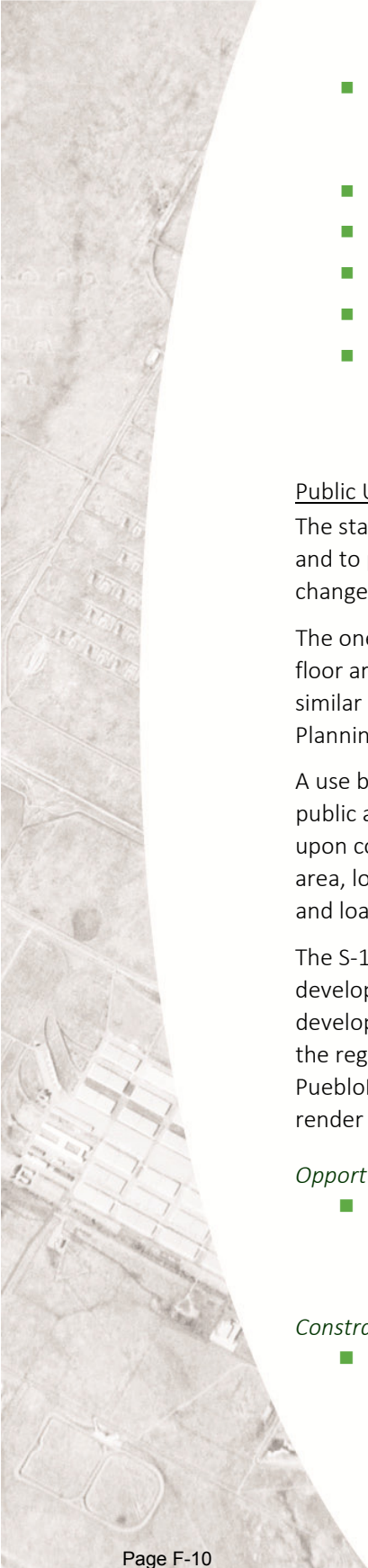
The uses permitted by right in these districts include:

- Equestrian arena, personal
- Farming or ranching
- House, guest
- Nursery (plant materials)
- Residence, one-family
- Roadside sale stand (retail agricultural products)

Uses allowed by review and approval of the Planning Commission include:

- Agricultural custom contractor
- Airplane beacon marker or tower
- Associations, club and lodges
- Athletic fields, golf range, golf course
- Aviary
- Bed and breakfast
- Cemetery, crematory, mausoleum
- Child care centers
- Child care home (large)
- Christmas tree sales (temporary)
- Church and religious buildings;
- Emergency facility
- Equestrian arena, commercial/club;
- Farm products, processing, mfg., storage and wholesale
- Fireworks, retail (temporary)
- Greenhouse
- Outdoor theater
- Paintball field
- Race track
- Ranch, guest
- Recreation camp
- Roasting green coffee beans and offering (on a limited basis) guided informational/educational tours of the facility
- Riding academy, stables (commercial)
- Sawmill
- Specialized group facilities;
- Studio
- Telecommunication Tower(s)
- Utilities
- Veterinarian, animal hospital and kennels
- Water distillation and bottling
- Wind turbine for residential purposes





- Home, blind, disabled, elderly, elderly foster, maternity, nursing, receiving, religious
- Home, receiving
- Housing, tenant
- Kennel, dog breeding and boarding
- Lots, feed
- Mineral and natural resource extraction, mining operation and processing
- Wood pallet repair and sales
- Wood products, storage and wholesale

Public Use District (S-1)

The standards of this district (S-1) are designed to retain and provide land areas for public use and to place the public and all elected officials and public agencies on notice of proposed changes in the use of such public lands.

The one use by right in this district is an emergency facility though bulk standards (lot coverage, floor area ratio, building height, building setbacks, parking and loading spaces, and other similar requirements governing the use of private property) are reviewed and approved by the Planning Commission.

A use by review in this district is considered to be any proposed use of land or building by a public agency or others on public land. The Planning Commission review and approval is based upon consistency of the proposed use with the comprehensive plan and consideration of lot area, lot dimensions, lot coverage, floor area ratio, building height, building setbacks, parking and loading spaces, and other similar requirements governing the use of private property.

The S-1, Public Use District currently designated for PuebloPlex lends itself to most types of development, as approved by the Planning Commission. As a tool for guiding future development, the zoning classifications should be reflective of the development goals within the region, and should be restrictive enough to prohibit incompatible development within the PuebloPlex site. The large acreage, low residential density land tracts surrounding the site render the site appropriate for most types of development.

Opportunities

- The Agricultural (A1) Zoning District that predominantly surrounds PuebloPlex adjacent to PuebloPlex encourages low density residential development and agricultural and ranching uses which are compatible with most types of development

Constraints

- Though there are some benefits to the flexibility of the S-1, Public Use District since there are no expressly prohibited uses, there is also development uncertainty since uses and bulk regulations (building height, setbacks, parking and loading and other

similar requirements) are at the discretion of the Planning Commission. Since development is predicated on the certainty that an investment will be permitted and protected, consideration should be given to rezoning the PuebloPlex property to a district that provides a clear set of uses and development standards

Natural Features

There are three natural drainageways at PuebloPlex: Chico Creek, Boone Creek and Haynes Creek. Chico Creek is located along the western boundary of the property, Boone Creek is located on the eastern third of the property and Haynes Creek is located on the eastern boundary. These creeks generally flow from north to south and discharge into the Arkansas River located just south of the PuebloPlex property. The FIRM Flood Insurance Rate Map (Panel #0801470275B effective September 29, 1989) shows that the vast majority of PuebloPlex is located within Zone X, which is outside of the 500-year floodplain. The FIRM map confirms Zone A (100-year) floodplain is associated with both Chico Creek and Haynes Creek. There is no floodplain associated with Boone Creek within the boundary of the property. Based on a review of the FIRM map, there are no existing facilities at PuebloPlex located within the special flood hazard area.

Wetlands are present along the western edge of PuebloPlex running north – south throughout the site. These wetlands are part of the Chico Creek watershed which extends from Black Forest, Colorado to the Arkansas River south of PuebloPlex, encompassing over 580 square miles in El Paso and Pueblo counties. Rated high for biodiversity, Chico Creek is ephemeral throughout most of its length with surface flows reaching the Arkansas River only after heavy precipitation events such as the 1999 flood when Chico Creek increased three times its width. The most important process associated with the wetlands is recharge to the shallow alluvial aquifer. The expanse of the Chico Creek wetlands and creeks is managed by just five parties with over 98 percent owned by the Colorado State Land Board and the Pueblo Chemical Depot.

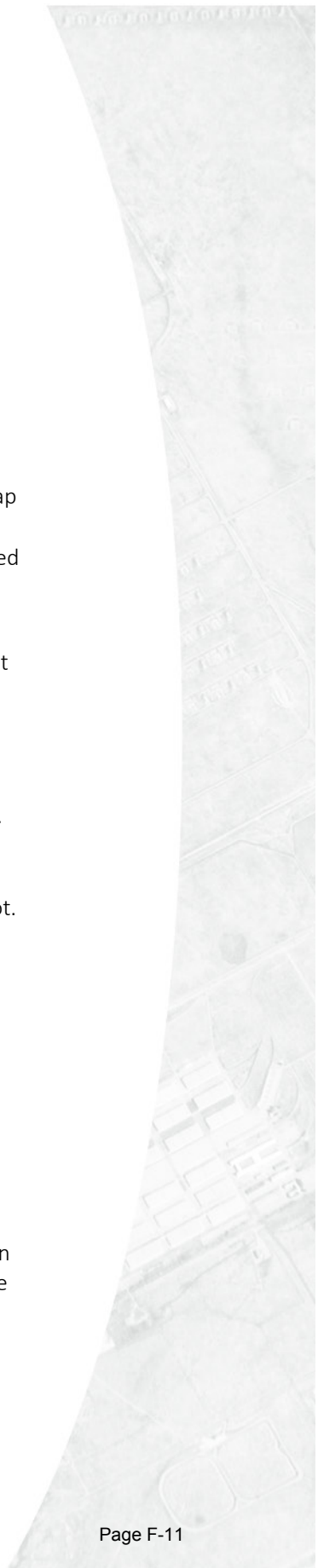
The natural features at PuebloPlex are illustrated on Figure 1-3.

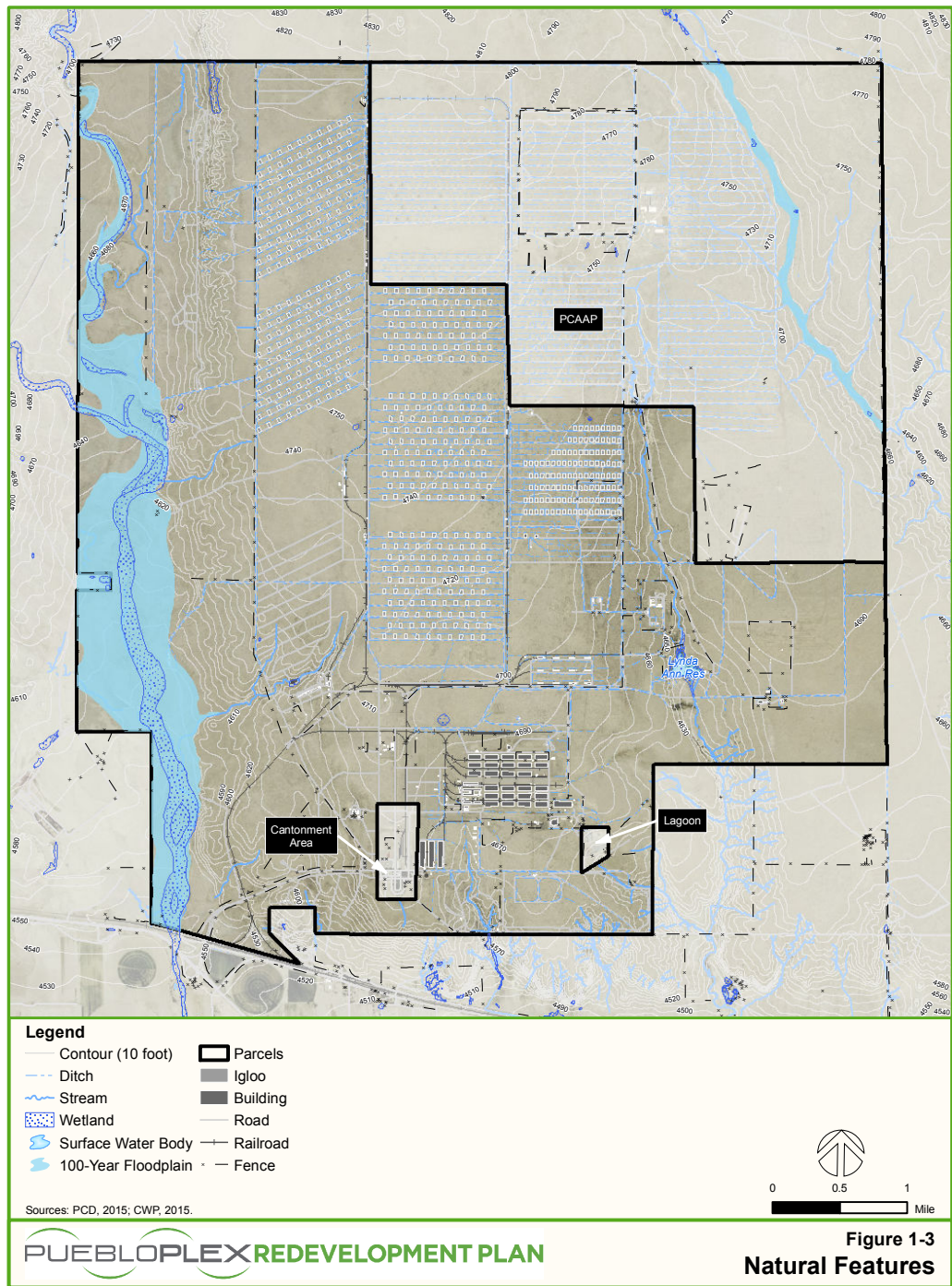
Opportunities

- Protection of the Chico Creek wetland areas at PuebloPlex will have a positive impact on both water quality and quantity of the Chico Creek watershed

Constraints

- Processes that contribute to decreased infiltration such as hardscaping or increased water consumption could decrease the amount of water discharging from the seeps and springs within the wetland
- Development surrounding the wetlands must be managed to prevent the degradation of water quality associated with increased use of septic systems and non-point source pollution from roads and other sources





Facilities

An assessment of 67 buildings at PuebloPlex was conducted as well as a sampling of storage igloos which were extrapolated statistically to identify overall condition of all igloos. Each building was ranked as Poor, Fair, Good, or Excellent based on physical properties, historical information, structural integrity, building envelope, environmental conditions, drainage, electrical, HVAC / mechanical, parking and roadways, landscaping, utilities, site security, ADA compliance, assets, and reuse potential. The building condition ratings are explained as follows with a bullet point summary of the facility conditions following.

Poor Condition: The building is in disrepair with excessive structural, infrastructure, environmental, and/or building envelope issues. Re-use or re-purposing of the facility is unlikely.

Fair Condition: The building has some structural, infrastructure, environmental, and/or building envelope issues that will need to be corrected or addressed prior to re-use.

Good Condition: The building has few structural, infrastructure, environmental, and/or building envelope issues.

Excellent Condition: The building has no structural, infrastructure, environmental, and/or building envelope issues.

- 17 facilities were assigned an overall condition rating of poor.
- 34 facilities were assigned an overall condition rating of fair.
- 16 facilities were assigned an overall condition rating of good.
- The igloos were assigned an overall condition rating of good based on the statistical assessment performed.

The potential reuse for the existing structures as well as the estimated costs of renovation vary between the buildings based on multiple factors, including wear and tear, previous use, exposure to hazardous materials, upkeep, size, and location. A building valuation exercise was applied to the buildings assessed and cost scenarios for demolition versus renovation were determined.

Of the 67 buildings assessed, 7 could be used as is while still factoring costs for renovation. Four other structures were identified as being usable with \$100,000 or less in renovations.

Some of the buildings assessed have been identified as likely candidates for demolition but many have been identified as having potential for future uses including:

- Groundwater Remediation Facility
- Recreational
- Restaurant / Bar
- Commercial
- Administration
- Office Specialty Technology
- Continued Army National Guard use
- Compartmentalization



- Catering
- Garage
- Maintenance
- High Humidity Agriculture
- High-End Technology
- Hospitality
- Storage
- Workshop
- Vehicle Maintenance
- Warehouse
- Manufacturing
- Education
- Materials Testing
- Radiological Laboratory
- Athletics
- Open Air Market

In addition to the existing buildings, there are more than 600 former ammunition igloos. The igloos are generally in good condition, with many of them lease-ready. The igloos are earth sheltered and maintain a median annual temperature of 55 degrees Fahrenheit. Each igloo measures 81 feet by 26.5 feet, with a few having limited services including water, gas, sewer, telecommunications, or electric.

Opportunities

- Several existing structures are viable candidates for immediate reuse, or reuse with less than \$100,000 of capital investment.
- Most of the storage igloos are in in good to excellent condition and provide an opportunity for immediate economic development. Igloos are already being leased, and due to the qualities associated with the unique construction, which maintains consistent storage temperatures, the units could be used for the storage of climate-sensitive objects.

Constraints

- The age of the structures and the building codes and standards utilized at the time of construction will necessitate the need for extensive improvements to bring facilities up to current code.
- Utility infrastructure is not available in all areas of site.
- Due to former uses of the site, some buildings may be limited in their suitability for reuse.

Utility Infrastructure

Existing infrastructure on the site is contained primarily within the south central portion of the site with some systems extending north towards the PCAPP on the eastern portion of the property. The only portion of the site with water, wastewater, electric, and natural gas is between the Cantonment Area and the warehouses to the northeast where the railroad lines terminate. The wastewater system is the most limited utility with the existing infrastructure restricted within the more developed areas of the property.

The Pueblo Chemical Depot (PCD) is dependent on groundwater and minimal surface water with the main source of water being a groundwater aquifer. Though there are three creeks on the site, they have intermittent flows and are normally dry except during periods of heavy rains or significant snow melt. Eleven (11) wells are permitted for consumptive use at PuebloPlex through the Colorado Department of Public Health and the Environment (CDPHE) Division of Water Resources (DWR). These wells were decreed for use on the property (Case No. 81CW196) with an appropriation date of 1942. Wells vary in depth from 55 feet to 75 feet and draw water from the aquifer. The decree allows pumping up to 591 gpm (all wells) and provides for military domestic, industrial and irrigation uses. The decree is not specific on total annual appropriation. Four elevated water storage tanks are located at PuebloPlex – three are located on the southern portion of the property and one is located within the PCAPP area. The three southern tanks have capacities of 100,000 gallons (Buildings 419 and 598) and 75,000 gallons (Building 90). The tanks closest to the Army Administration Area and the Warehouse Area (Buildings 90 and 598) are partially full for fire protection / suppression. These tanks constructed in the early 1940s are rapidly nearing their useful life. Two reservoirs, the Lynda Ann reservoir and a second unnamed reservoir located north of the former Ammunition Workshop area have decreed (Case 81CW197) surface water rights through the DWR for recreation, wildlife and fire protection. The existing water system at the Depot does not tie into either reservoir.

There are currently no wastewater treatment facilities onsite. The one treatment plant was closed over twenty years ago and the only means of processing wastewater is through the use of lagoons which currently manage wastewater generated at the Cantonment Area.

There is one main electrical line running north – south from the main warehouse area between the eastern and central sections of storage igloos which extends to the PCAPP.

Opportunities

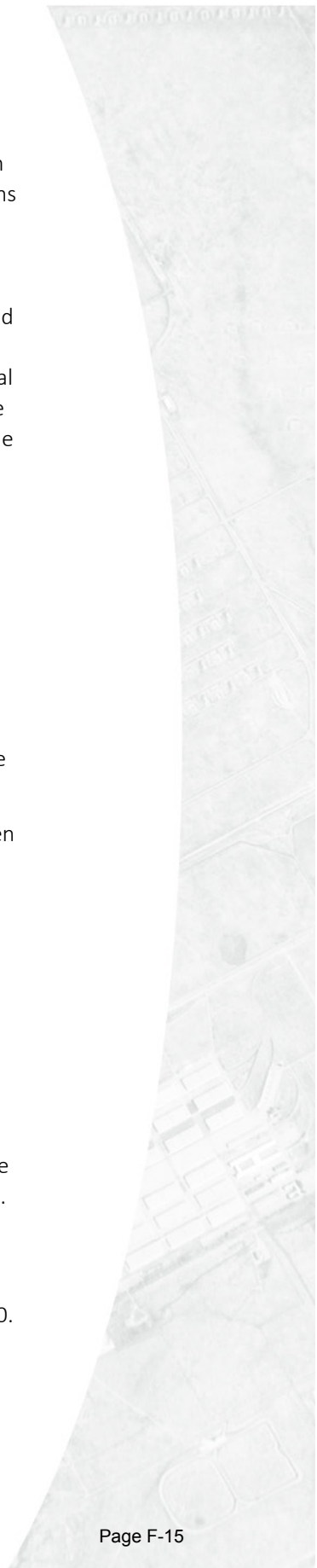
- For developers interested in utilizing existing infrastructure, there are locations containing all of the major infrastructure needs on the south central portion of the site.
- The expansive site area could support alternative energy development which could assist in providing onsite energy.

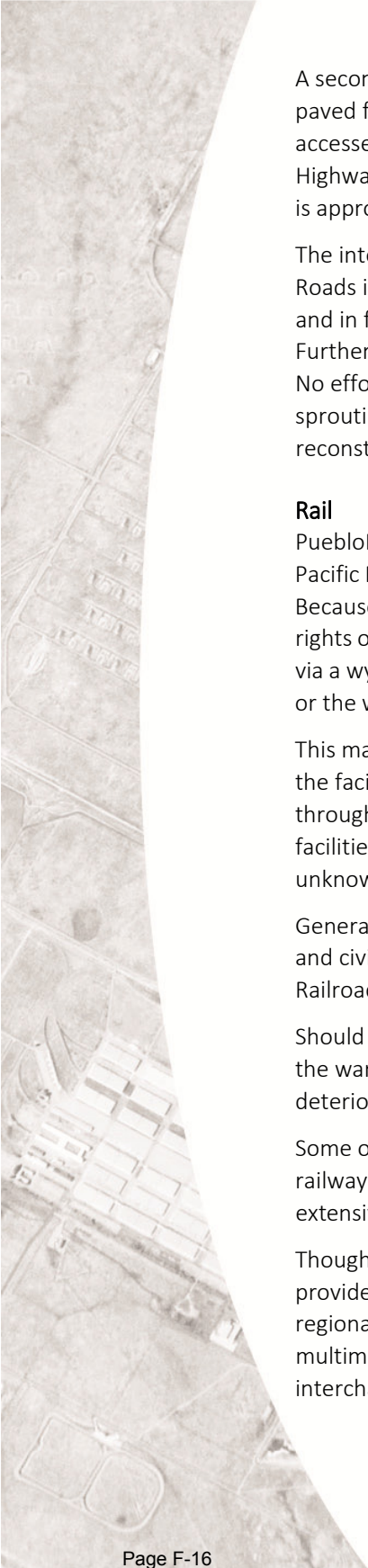
Constraints

- The existing infrastructure is dated, nearing the end of its lifespan, and will need to be upgraded to accommodate new development, especially if serving high capacity uses.

Roads

The primary vehicular access to PuebloPlex is via an obsolete interchange on US Highway 50 leading to the current South Gate. Structure K19V carries the access road over US Highway 50. It is in good condition, with a sufficiency rating of 80.7 out of 100. The ramps carrying traffic movements to and from US Highway 50 are narrow with geometrics that do not conform to current design standards.



A vertical, narrow aerial photograph on the left side of the page, showing a portion of the PuebloPlex site. It displays a grid of roads, several large rectangular buildings, and some open areas. The image is slightly faded and has a white border.

A secondary access into PuebloPlex is via Pueblo County's DOT Road. DOT Road is a two lane paved facility that currently provides access to the northwest corner of PuebloPlex which then accesses the North Gate. DOT Road can be accessed from US Highway 50 and from State Highway 47. The distance from Interstate 25 to State Highway 47 to PuebloPlex via DOT Road is approximately 17 miles.

The internal roadway network consists of a grid roadway network around the site facilities. Roads in the southern portion of the site serve storage areas and warehouses. They are asphalt and in fair condition with evidence of crack sealing efforts used to preserve the roadways. Further north into the site, the roadways surrounding the storage igloos are in poor condition. No efforts at crack sealing have been made and the asphalt is falling apart and vegetation is sprouting up through the asphalt. These roadways should not be re-used but demolished and reconstructed.

Rail

PuebloPlex is located approximately 15 miles east of Pueblo, Colorado and north of the Union Pacific Railroad (UPRR) main track running east – west along the southern boundary of the site. Because the Burlington Northern and the Santa Fe Railway Company (BNSF) also has operating rights on this track, PuebloPlex can be served by both railroads. Connections to the facility are via a wye track configuration that allows trains to enter or depart the facility to either the east or the west.

This main track coming from the UPRR main track provides the connection into and through the facility. The TPCI north of PuebloPlex is also served by this main track with trains transiting through PuebloPlex. The site has numerous tracks that were used to access various storage facilities including warehouses and igloos. While original construction dates of the tracks are unknown, this facility was operational in the 1940s.

Generally, this facility has older materials, and the tracks have worn down over time. The track and civil facilities at the site are in fair to good condition, and meet standards for Federal Railroad Administration (FRA) Class 1 track and 10 mph operation.

Should an increase in operations occur, it is recommended that if the main track and access to the warehouse is not immediately replaced, they be monitored closely for accelerated deterioration.

Some of the existing structures are in very good condition and have direct access to the railways. Most of the warehouses with rail access are also located in the areas with the most extensive infrastructure including wastewater collection systems.

Though the existing road and rail infrastructure needs improvements or upgrades, the site does provide for excellent access to existing transportation networks. Being situated along major regional transportation corridors and having on-site rail facilities provides an opportunity for multimodal distribution once improvements and upgrades to failing rail segments and vital interchanges have been performed.

Opportunities

- Proximity to US Highway 50 and onsite rail provide an opportunity for regional multimodal facilities.

Constraints

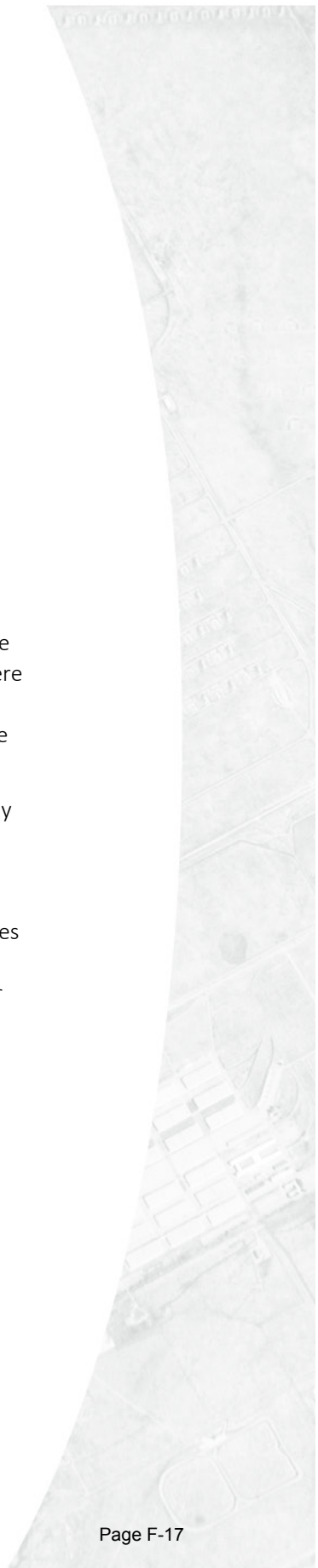
- Upgrades to the existing rail infrastructure will be necessary to take full advantage of onsite rail opportunities for rail related uses.
- Though there is an existing internal road network on the site, many would require improvement or full reconstruction to support large transport and distribution vehicles.
- The existing highway interchange near the southern entrance is inadequate and requires major improvements to meet current codes and support traffic from proposed onsite uses.

Environment

Given that the Pueblo Chemical Depot (PCD) stored a variety of chemical and explosive weapons, the PuebloPlex site has some environmental issues. The PCD formerly handled large quantities of munitions including the chemical munition mustard agent. Nuclear materials were also stored at PCD, as well as materials utilized in missile maintenance and construction. The PuebloPlex site consists of approximately 16,000 acres of which approximately 9,600 acres are unencumbered by either environmental or physical constraints.

The property contains many Solid Waste Management Units (SWMUs) which were assessed by the Army in an Environmental Condition of Property (ECP) Report. The assessment evaluated whether releases or disposals were associated with particular SWMUs and if remediation had occurred. The majority of the SWMUs assessed were designated as “Type” 4 or 5, which indicated that release, disposal, and / or migration of hazardous substances occurred. The sites designated as “Type” 4 have all had some level of remediation performed to protect human health and the environment. In addition to the SWMUs included in the ECP, there were other environmental conditions which may not have been captured in the report, including:

- Contamination associated with railroads
- Underground asbestos steam pipes
- Potential contamination from historic spills (reported and non-reported)
- Unknown disposal areas
- Unknown / unreported Underground Storage Tanks (USTs)
- Facilities or areas used for maintenance (Building 500)
- Asbestos Cement Materials (ACM) in soil from demolished buildings
- ACM or other contaminants in underground utilities
- Biological conditions in facilities



Current Land Use Controls and Development Restrictions

In addition to the SWMU conditions outlined the ECP, additional restrictions apply. Compliance requirements are included for the PCD under the Colorado Department of Public Health and Environment (CDPHE) hazardous waste (Resource Conservation and Recovery Act [RCRA]) permit, number CO-13-12-23-01. The RCRA permit identifies several development and use restrictions for the PCD including the following:

- *No Access*: Access restrictions include limited access for operations and maintenance (O&M), vehicles, security fencing, signage, and locked gates.
- *No Future Use*: The most restrictive developmental designation states that areas cannot be developed for any future use.
- *No Groundwater*: Groundwater may not be used.
- *No Soil*: No excavation, drilling, grading, digging, tilling, or any other soil disturbing activity is allowed except as authorized in a remedial decision document, environmental sampling plan, or Materials Management Plan.
- *No Surface Water*: Surface water may not be used, and/or no construction or maintenance of any standing water body is allowed.
- *Vapor Mitigation*: Vapor mitigation likely required unless demonstrated otherwise. Existing structures must have adequate ventilation, change-in-use or new structures must have a properly designed and constructed vapor mitigation system.
- *Industrial Land Use Controls (LUCs)*: Development is limited to an industrial use scenario, investigation and remediation to comply with industrial use regulations.
- *Wildlife Land Use Controls (LUCs)*: Development is limited to a wildlife management use scenario, investigation and remediation to comply with wildlife management use regulations.

Several of the LUCs are highly restrictive, and would impose strict limitations on future development and allowed uses on available land. Land Use Controls recommended in the ECP designated two large areas, the Western Management Reuse Area, and the Eastern Wildlife Management Reuse Area, which are generally the most conservative controls and would restrict future development. In addition to the Wildlife Management areas, restrictions on solid disturbance would also impact development by imposing restrictions on construction activities.

Environmental impacts of the SWMUs have been evaluated, and of the 50 SWMUs included in the evaluation,

- 4 were identified as Low Impact, meaning that environmental conditions will likely have little impact on future development.
- 13 were identified as Moderate Impact, meaning there would likely be some impact requiring further investigation or cleanup.

- 25 were identified as High Impact, meaning the impacts may require significant investigation or remediation, and that LUCs may further impact development.
- 8 were identified as Very High, meaning there are significant environmental conditions present that will likely require extensive investigation or remediation, and the sites will likely have highly restrictive LUCs associated with them.

Opportunities

- 17 of the 50 SWMUs were identified as being low to moderately impacted by environmental conditions, which would have minimal impact on future development.
- Coordinating with the Army to remove some of the land use restrictions can increase development potential.

Constraints

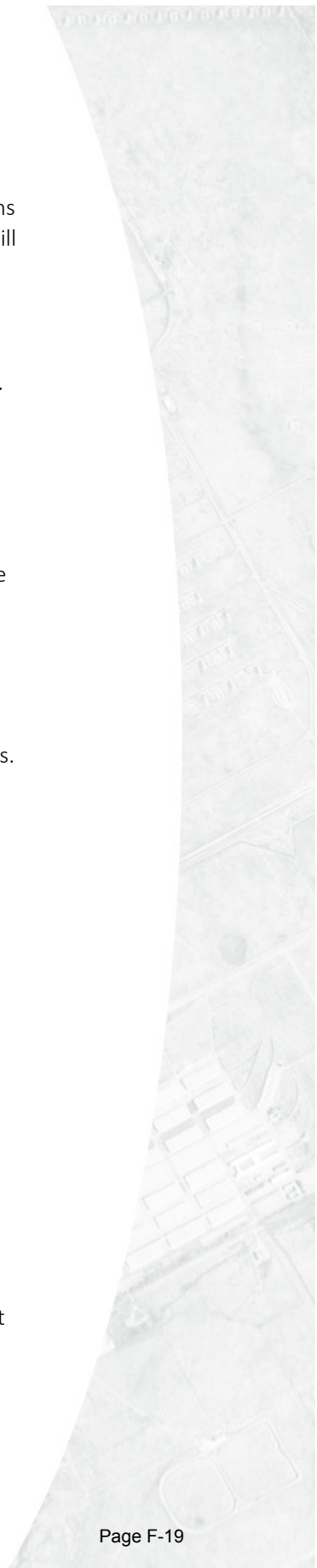
- Highly restrictive LUCs such as ones restricting soil disturbance, or requiring that the land be limited to Wildlife Management areas only, have significant impacts on future development potential.
- Areas carrying Wildlife Management designations are the most conservative and require the lowest levels of remediation, rendering them unsuitable for most development due to potential health risks.
- Contamination from solvent and munitions may impact onsite groundwater resources.

Development Suitability

For the purpose of determining development suitability of various areas of the expansive property it was necessary to divide the property into sections that contained land of similar character. For the evaluation of the suitability of the individual sections for future development, several factors were considered, including:

- Natural constraints - flood plains, wetlands.
- Cultural / Historic sites.
- Environmental constraints- contaminated areas.
- LUCs - restrictions on use (i.e. wildlife management or industrial only), no access, no soil disturbance, or no groundwater designations.
- Access to existing utility infrastructure.
- Access to road and rail infrastructure.
- Useable structures within area.

Based on the factors identified above, the site was divided in three categories of development suitability, including Low, Moderate, and High Development Suitability.



A vertical, grayscale aerial photograph of an industrial site, likely the Pueblo Chemical Depot. The image shows various structures, roads, and open areas, with a small number "1" in the bottom left corner. The photograph is positioned on the left side of the page, partially overlapping the text area.

Low Development Suitability

Areas identified with Low Development Suitability (sites L1-L4) have the greatest development restrictions including natural constraints such as the 100-year floodplain and wetlands or environmental constraints such as Solid Waste Management Units (SWMUs) that have highly restrictive LUCs, i.e. the level of remediation required for any type of development is significant. Some sections within the low development suitability areas have land use controls which could impact future development. Portions of these areas may or may not be suitable for development beyond recreation / open space based on specific conditions within each parcel. Some areas may be associated with current land use designations, such as Wildlife Management Areas, which would need to be reclassified prior to development, or may require remediation efforts that would lengthen the timeline for potential development. These areas typically have limited or no access to existing utilities and buildings for reuse.

Moderate Development Suitability

Areas identified with Moderate Development Suitability (sites M1-M6) are outside the 100-year floodplain and generally require some level of remediation. Some areas within the moderate development suitability sections may not be suitable for near-term development, but because of their location within the property and / or their access to infrastructure, they are included in the moderate category. Most of these areas have access to limited utility infrastructure (usually water or power) but do not have existing buildings suitable for reuse.

High Development Suitability

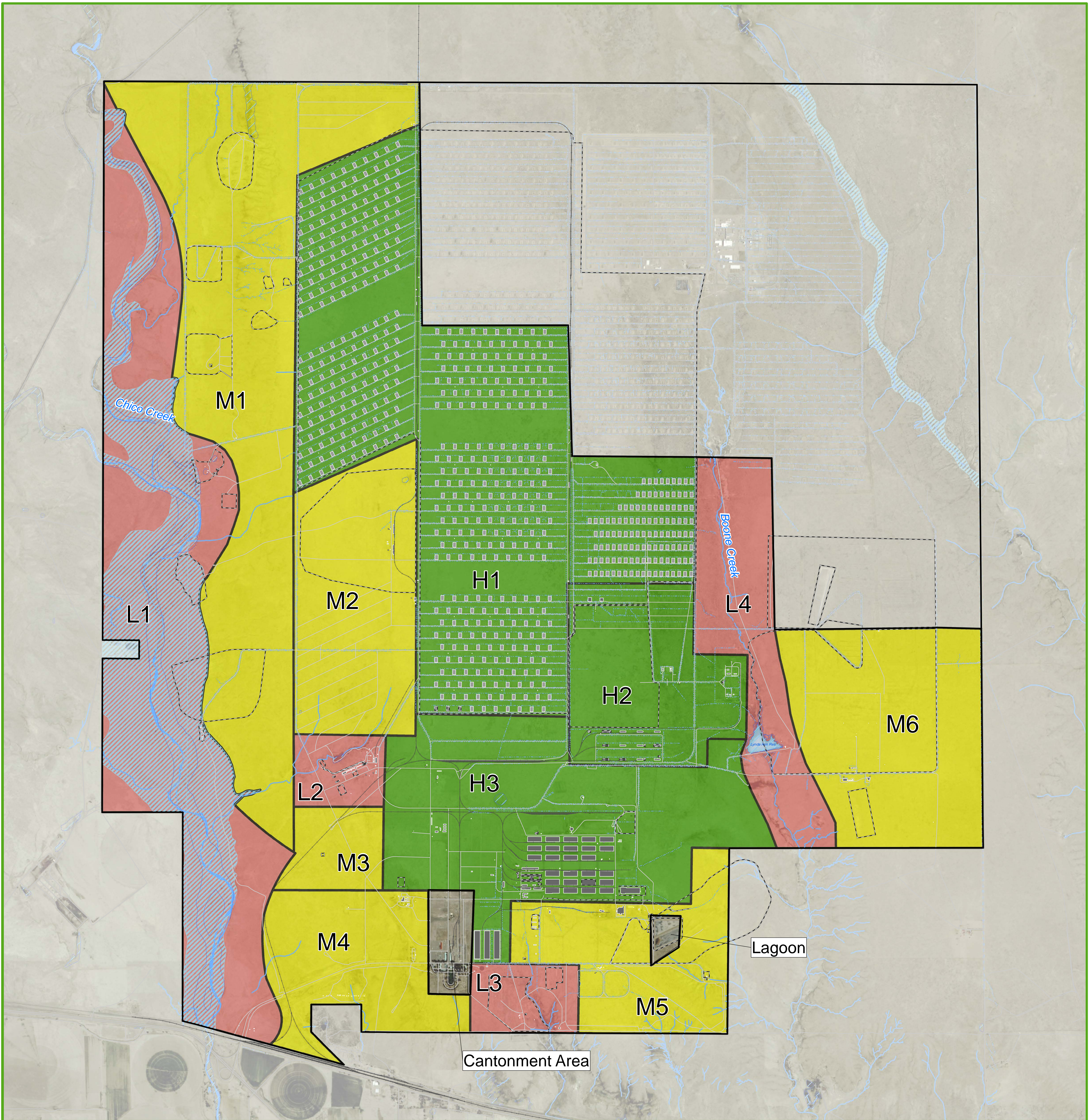
Areas identified with High Development Suitability (sites H1-H3) are unencumbered by natural constraints. There are some specific areas within these high development suitability areas with restrictions associated with specific facilities, structures and / or buildings. Residential uses may also be restricted. Many of these controls are contained to localized areas, and are not generally considered to be barriers to future development. Most of these areas have access to existing utility and rail infrastructure, and contain existing structures that are turnkey-ready or can be adapted for reuse. Figure 1-4 illustrates the areas associated with the various levels of Development Suitability. Table 1-1 on page 21 provides a general description of development areas.

The Pueblo Chemical Depot Land Use Control Plan prepared by the Environmental Management Office March 2014, the State of Colorado Hazardous Waste Permit for Pueblo Chemical Depot CO-13-12-23-01 dated December 23, 2013, and the U.S. Army Corps of Engineers' Draft Final Environmental Condition of Property Report dated January 28, 2016 along with numerous other historical environmental documents were consulted to gain an understanding of environmental developmental constraints and to determine developmental suitability in context with other opportunities for economic development. Appendix H contains the same Development Suitability Categories presented in this section, shown with environmental Solid Waste Management Units (SWMUs), current groundwater plumes, and associated Land Use Controls (LUCs) that exist for those areas. As the Army's existing and new remedies progress on the Pueblo Chemical Depot over time, past planned land uses, constraints and controls should be revisited and in some cases revised or updated to reflect

current status in context with this Redevelopment Plan and its intended use of the PuebloPlex property. In particular,

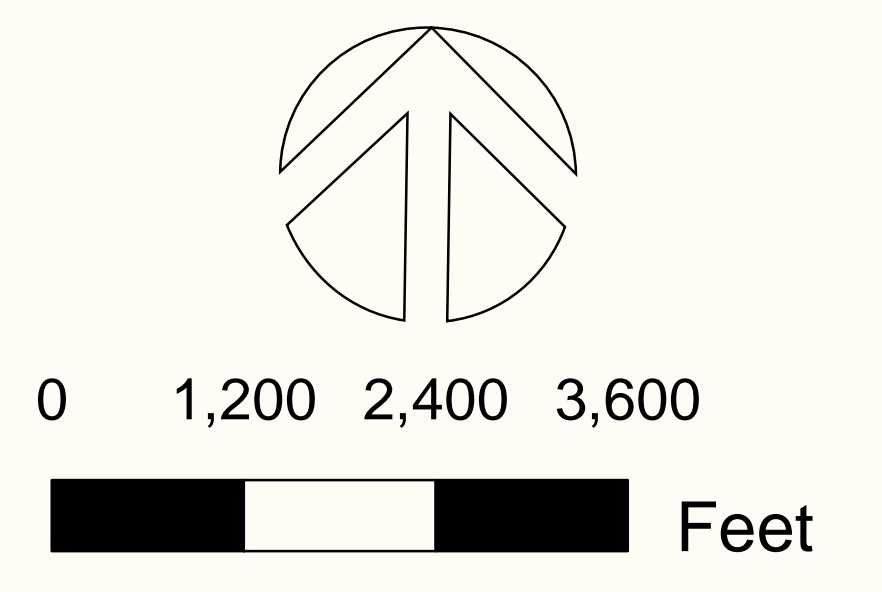
- Progress with munitions cleanup, largely in areas previously slated for Wildlife Management Uses will need to be considered in context with planned industrial use,
- Progress in the location of contaminated buildings and facilities slated for decontamination and removal in areas planned for industrial use will need to be coordinated until those sites are closed and suitable for development,
- Recharge above, pumping and use of groundwater associated with contaminated plumes will need to be restricted unless the groundwater response is complete, and groundwater use restrictions are lifted.
- BRAC policy is to return to like use which is Industrial Use; therefore, the expectation for completed remedies is restoration to an industrial land use standard. Establishing an appropriate industrial cleanup standard will be very important for future development and PuebloPlex coordination with the Army and the CDPHE to help establish the remediation goals is necessary.





Legend

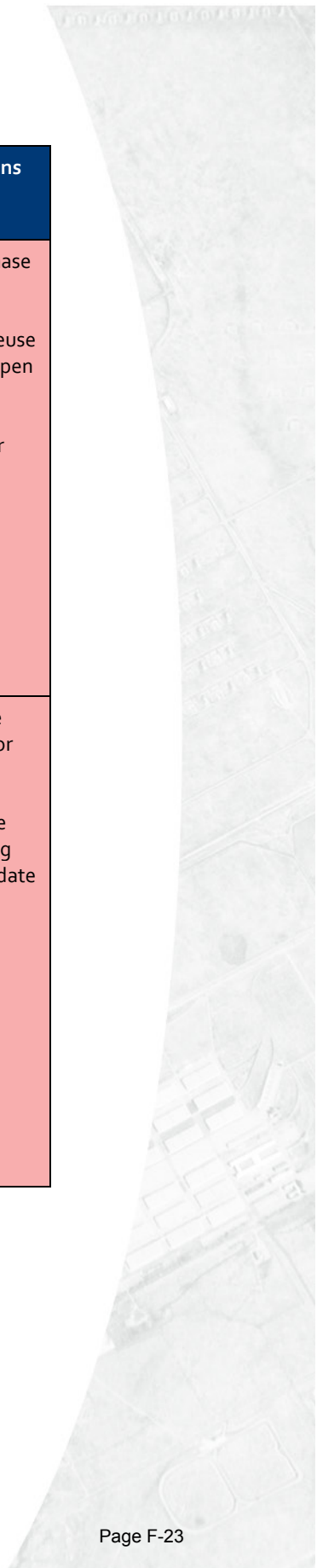
- | | | | |
|--------------------------------|-------------------|--------------------|----------|
| Development Suitability | Development Areas | Stream | Igloo |
| Low Suitability | SWMU Boundary | Ditch | Building |
| Moderate Suitability | | Surface Water Body | Road |
| High Suitability | | Wetland | Railroad |
| | | Floodplain | |



Sources: PCD, 2015; CWP, 2015

Table 1-1. Development Suitability Matrix

Development Suitability Area	Potential Reuse	Development Types	Characteristics	Phasing Options
L1	Some areas are designated as Wildlife Management areas based on 2000 Reuse Plan, and need to be re-considered in context with land use in this redevelopment plan. There are no existing structures or utilities within this development area.	Options for development may be limited based on remediation activities performed at SWMU 12 and SWMU 45.	Contains Chico Creek, wetlands, 100-year floodplain, and portions of SWMU areas. No existing structures or infrastructure.	Candidate for phase 1 development based on recommended reuse for recreation / open space, mineral extraction and potentially water recharge.
L2	Reuse is constrained by a SWMU area requiring high level remediation due to explosives contamination. The site may not be viable for near – term development	Land use controls restrict soil disturbance, groundwater wells, irrigation, and use to wildlife and natural resource management. Unlikely candidate for redevelopment in the near future.	Designated in RCRA Permit as no future use, no groundwater, and no soil disturbance, which precludes any improvement. The area also has a Wildlife LUC.	For the site to be recommended for development, completion of a remedy would be necessary making this area a candidate for Phase 3 development.





Development Suitability Area	Potential Reuse	Development Types	Characteristics	Phasing Options
L3	Reuse is constrained by a SWMU area requiring high level remediation due to chlorinated solvent contamination. Because of the capped landfill, development would be restricted to uses that would not impede ongoing operations of maintenance of the remedy, such as potential recreation / open space.	Land use controls restrict soil disturbance, groundwater wells, irrigation, and limit use to wildlife and natural resource management. Unlikely candidate for redevelopment.	Designated in RCRA Permit as no access, no future use, no groundwater, and no soil disturbance, which precludes any improvement. No existing structures. Limited utility infrastructure within proximity.	The area currently has no access due to the levels of contamination, meaning significant remediation would be necessary before development to even recreational standards. This would be recommended for Phase 3 development.
L4	Reuse limited to Recreation / Open Space. Cultural Resources impact development opportunities. No existing structures or utilities.	Limited to Recreation / Open Space, Mineral Extraction, Trails and Water Recharge.	Contains Boone Creek, Linda Ann Reservoir, and portions of a SWMU. No existing structures or infrastructure.	Candidate for Phase 1 development based on recommended reuse for Recreation / Open Space and Mineral Extraction.

Development Suitability Area	Potential Reuse	Development Types	Characteristics	Phasing Options
M1	Reuse constrained by multiple SWMU restrictions on future use, new structures, and training activities. Remediation necessary for removal of land use controls and the lack of infrastructure may limit development potential to wildlife or other low intensity uses.	Land use controls restrict development. May be limited to Recreation / Open Space and Mineral Extraction unless restrictions can be rescinded through remediation.	Furthest area from existing infrastructure. No usable structures.	Candidate for Phase 2 development.
M2	Reuse constrained by multiple SWMUs. Remediation and lack of infrastructure may moderately impact future development. Development for higher intensity uses may not be feasible in the near term.	Due to land use restrictions associated with some portions of this development area, development types may be limited to recreation / open space, unless restrictions can be lifted.	Access to limited infrastructure. No usable structures.	Candidate for Phase 2 development.





Development Suitability Area	Potential Reuse	Development Types	Characteristics	Phasing Options
M3	Remediation and lack of infrastructure may moderately impact future development.	Institutional controls state use of groundwater from the underlying contaminated plume, is prohibited for any purpose.	Access to limited infrastructure. No usable structures.	Candidate for Phase 1 development.
M4	Reuse of this area may be constrained by the lack of existing infrastructure.	Institutional controls state use of groundwater from the underlying contaminated plume, is prohibited for any purpose.	Access to limited infrastructure. No usable structures.	Candidate for Phase 1 development.
M5	Constrained by multiple SWMU areas. Due to the level of remediation necessary, and evidence of a solvent plume under the west portion of the site, future development may be moderately impacted.	SWMUs present with land use controls restricting groundwater use and soil disturbance.	Access to limited infrastructure. No usable structures.	Candidate for Phase 2 development.

Development Suitability Area	Potential Reuse	Development Types	Characteristics	Phasing Options
M6	Constrained by multiple SWMU areas. Remediation and lack of infrastructure may moderately impact future development.	SWMUs present with land use restrictions on irrigation and soil disturbance in some areas. Development potential will depend on remediation activities to lift the restrictions.	Access to limited infrastructure. No usable structures.	Candidate for Phase 2 development.





Suitability Area	Potential Reuse	Development Types	Characteristics	Phasing Options
H1	This development area has a high potential for reuse, as most of the storage igloos are in good condition, and there are no environmental restrictions associated with this area.	This area is appropriate for lease space storage, with some of the igloos already under lease.	This area contains over 600 storage igloos which should be left in place, due to the costs associated with removal of the structures, and the current condition of the structures.	This area is suitable for Phase 1 development.
H2	This development area has a high potential for reuse, and has several existing structures that are in fair to good condition. This area is also served by most of the existing infrastructure.	This area has existing rail infrastructure and useable warehouses. There are currently land use controls designating parts of the area as industrial.	This area has multiple existing structures in various conditions. The structures in the southern portion of the area are warehouses situated along useable rail infrastructure.	This area is suitable for Phase 1 development.
H3	This development area has a high potential for reuse, and has several existing structures that are in fair to good condition. This area is also served by the existing infrastructure.	This area has existing rail infrastructure and useable warehouses. There are currently land use controls designating parts of the area as industrial.	This area has multiple existing structures in various conditions. The majority of the structures are warehouses situated along useable rail infrastructure.	This area is suitable for Phase 1 development.

Appendix G – Redevelopment Plan Alternatives Technical Memorandum



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Technical Memorandum

PuebloPlex Redevelopment Plan: Alternative Plans Summary Report

Introduction

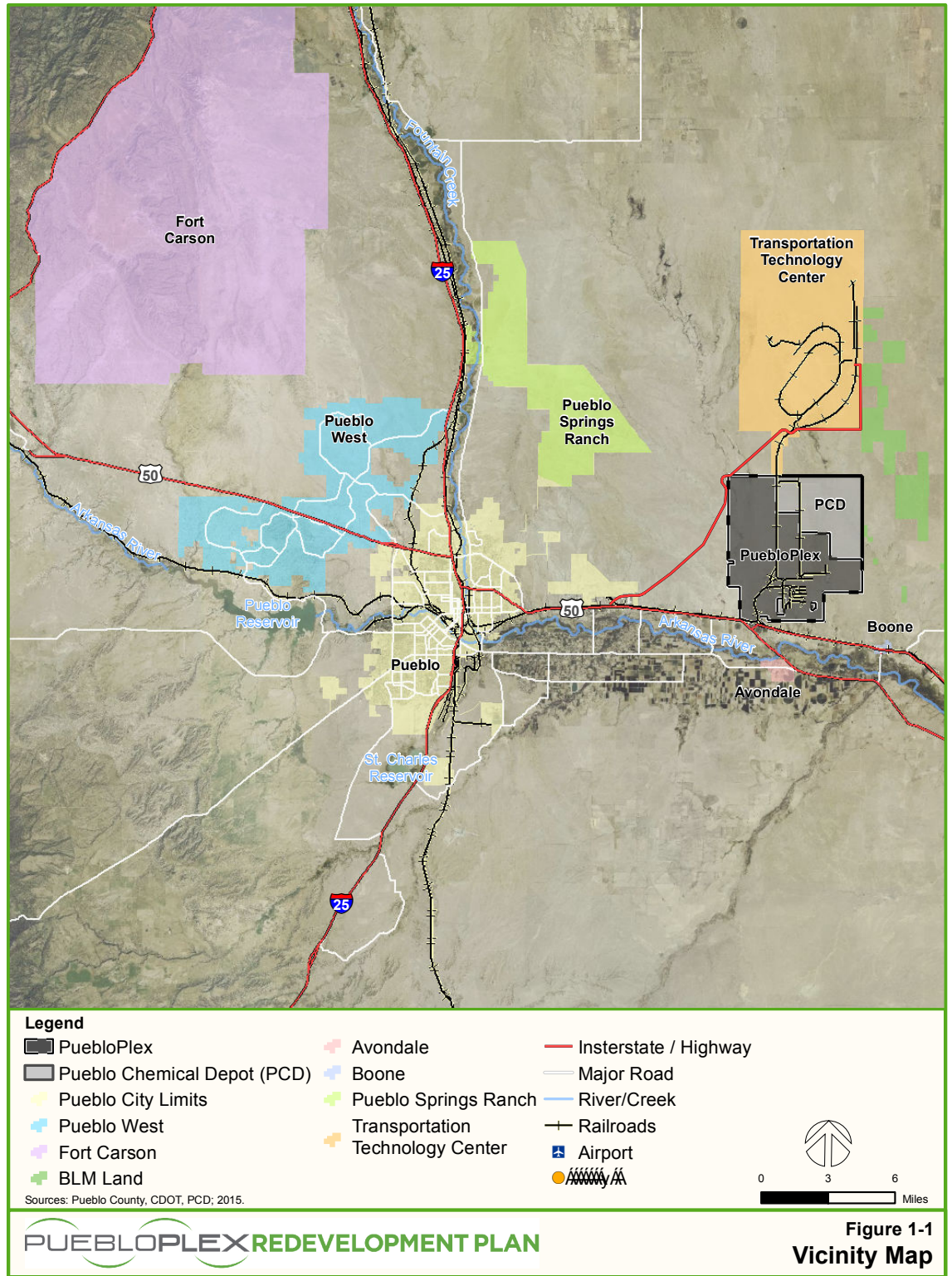
This summary report describes the alternative plans process and the evaluation leading to the Preferred Alternative for the PuebloPlex Redevelopment Plan. The evaluation process included a review of multiple factors related to job creation potential, development costs, quality of life benefits, environmental conditions, balance of public versus private ownership, infrastructure demands, and cost associated with building demolition and renovation. Additional consideration was given to input and recommendations provided throughout the planning process by multiple stakeholder groups and the public both via email and at meetings.

By proactively planning to revitalize PuebloPlex, the Pueblo Depot Activity Development Authority (PDADA) demonstrates to the citizens, stakeholders and potential future tenants and developers, the community's intent to create a deliberate planning environment at PuebloPlex that includes viable land uses and clear vision for the redevelopment of the PuebloPlex site. The redevelopment plan provides an opportunity to promote redevelopment efforts in a manner that is responsible, sustainable and attractive to industry and business, as well as residents and visitors. The goal for PuebloPlex is to revitalize 15,847 acres of the former Pueblo Chemical Depot (PDC), which is now federally-owned surplus property. The Alternative Plans encompass all land within the PuebloPlex site identified for redevelopment.

Within the land available for redevelopment are approximately 5 million square feet of buildings and bunkers, 150 miles of roadway, 46 miles of rail infrastructure, and various utilities. The site is located in Pueblo County, Colorado, roughly 15 miles east of the City of Pueblo immediately south of the Transportation Technology Center (TTCI), as shown on Figure 1-1.

Existing Conditions Summary

The existing conditions analysis includes the inventory of the various site elements including; existing and future land use, current zoning, evaluation of facilities/buildings including storage igloos, identification of all major utility systems, identification of the onsite and off-site transportation systems, and environmental constraints. Inventory maps of the PuebloPlex site have been prepared to support the conditions analysis. The conditions assessment included visual inspections of the various systems to determine reuse potential and current use capacities, as well as the assessment of historical data to identify possible site opportunities and constraints. Several assessments have been conducted and documented for buildings / land, utilities, transportation / rail, environmental conditions, and water rights. These assessments provide more detail on the analysis conducted and are summarized below.



Existing Land Use

Almost all land surrounding PuebloPlex to the east and west is predominantly rural with open space, large agricultural areas, and ranches with a handful of residences. There is minimal commercial or residential development in the immediate vicinity west and east of PuebloPlex. The closest non-residential development is series of manufacturing and warehouse facilities approximately five miles west of PuebloPlex situated near the Pueblo Memorial Airport immediately north of US Highway 50. To the south and southwest are small communities – Town of Boone, and unincorporated communities of Avondale and North Avondale. The adjacent properties are sparsely populated and contain large tracts of open space used for ranching. The TCI property to the north contains a light industrial use which is separated from PuebloPlex by approximately five miles. The rural character, wide open space, and few residences in close proximity to PuebloPlex create an environment conducive to redevelopment with few neighbors and sufficient land area to support a variety of onsite uses and open space to buffer adjacent properties.

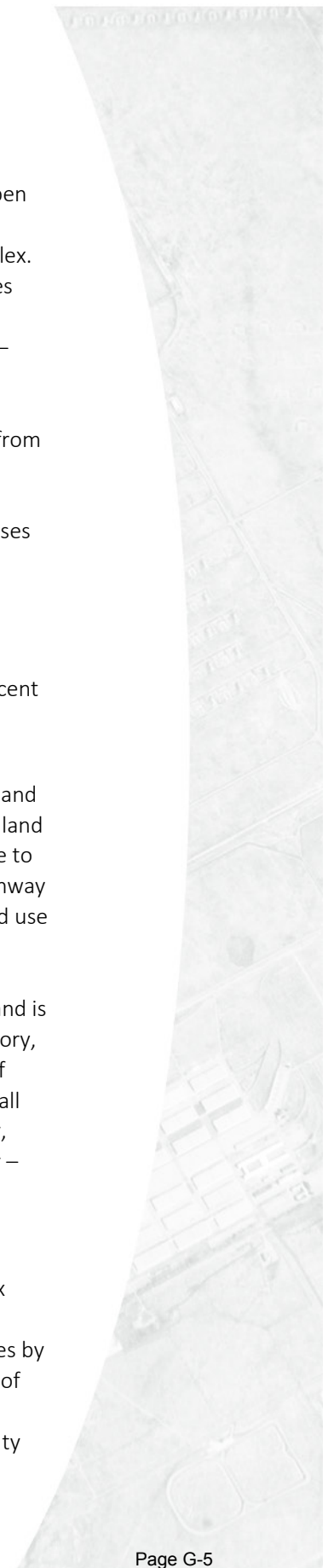
Future Land Use

While no existing land use classifications are formally defined for the areas within and surrounding PuebloPlex, “development character areas” existing at PuebloPlex and in adjacent areas are similar to the future land uses identified within the Pueblo County Regional Development Plan.

PuebloPlex including the Pueblo Chemical Agent-Destruction Pilot Plant (PCAPP), the TCI, and land between are designated within the Employment Center – Light Industry Mixed future land use category which support light industrial and public government type land uses with little to no residential or commercial development. To the south, between PuebloPlex and US Highway 50 is land also designated within the Employment Center – Light Industry Mixed future land use category. South of US Highway 50, almost all land is designated within the Production Agriculture future land use category, with the exception of Avondale, which is designated Country Village. East of PuebloPlex are various future land use designations. While most land is designated Rural / Ranch, the Town of Boone is designated within the County Village category, similar to Avondale. Numerous Bureau of Land Management (BLM) tracts also exist east of PuebloPlex along with the future site of a proposed solar farm. To the west of PuebloPlex, all land within a 10-mile range is designated within the Rural / Ranch future land use category, with the exception of the Pueblo Memorial Airport which is within the Employment Center – Light Industry Mixed category.

Zoning

Pueblo County zoning districts are defined for the areas within and surrounding PuebloPlex through Pueblo County Code, Title 17 Land Use, Division 1 Zoning. PuebloPlex and PCAPP, which comprise the PCD, are zoned S-1, Public Use District which allows emergency facilities by right and all other uses by review at the discretion of the Planning Commission. The intent of this district is to maintain land for public use. Though there are some benefits to having flexibility since there are no expressly prohibited uses, there is also development uncertainty



since uses and bulk regulations (building height, setbacks, parking and loading and other similar requirements) are at the discretion of the Planning Commission.

Almost all land surrounding PuebloPlex is zoned Agricultural, primarily as Agricultural A-1 which is commonly used for open space and ranching uses. Other agricultural classifications in the areas proximate to PuebloPlex include Agricultural A-2, Agricultural A-3, and Agricultural A-4. Two areas within the S-1 – Public Use District are located southeast between PuebloPlex and Boone and north of Boone.

Small tracts of land along US Highway 50 are zoned as B-4 Community Business District, as is the center of Avondale. Additionally, other land surrounding PuebloPlex have various zoning designations including PUD – Planned Unit Development, R-2 – Single Family Residential, and R-6 – Multiple Residential and Commercial (both in Avondale), and I-2 – Light Industrial, which is west of PuebloPlex near the Pueblo Memorial Airport and includes the Airport Industrial Park.

Building Assessment

Given that most of the base, including the buildings and utility systems, were built in the 1940s, not all of the buildings and facilities are suitable for reuse. Most of the buildings are noncompliant with current ADA standards, and have issues associated with the HVAC systems, and environmental contaminants. Many of the buildings have very good structural systems suitable for retrofitting. Of the more than 600 storage igloos, many are in very good condition suitable for numerous uses though some have narrow bay doors which may be challenging for certain types of storage.

Utility Systems

The existing utility systems, constructed nearly 75 years ago, used materials and standards inconsistent with current construction standards. Currently the systems function and can be utilized for the initial phases of redevelopment, but as development occurs, these systems will need to be rebuilt or improved. The most important utility which will need to be addressed is the potable water system. Currently there are eleven wells that provide water within the PuebloPlex site. These wells have junior water rights and will most likely not provide sufficient guaranteed potable water in the future as development occurs. PuebloPlex will need to find other water sources to support future redevelopment.

Transportation Systems

The transportation system will need to be improved. There are approximately 137 miles of existing roadways serving existing buildings at PuebloPlex. A new transportation system will need to be established to meet the need of development. The major transportation issue, which will need to be addressed, is site access. The site is currently served by only two “active” entrances, one being on the north end of the site at the beginning of a 20 mile long roadway, and a southern access that utilizes the obsolete US Highway 50 interchange. There is approximately 39 miles of rail within the site, a portion of which is active and connected to the rail line running east-west parallel to US Highway 50. The main north-south spur traversing the

center of the site is in very good condition and actively used by the TCI. Much of the rail at PuebloPlex is situated to serve the existing warehouse buildings and has good reuse potential.

Environmental

The PCD was historically used to store a variety of chemical and explosive weapons, resulting in areas throughout the site with various levels of subsurface contamination. These environmentally constrained areas are in various stages of remediation. The environmental issues/constraints associated with these areas have been identified and those areas essential to the redevelopment effort are either undergoing remediation or will be part of a remediation strategy. Of the approximately 16,000 acres at PuebloPlex, approximately 9,600 acres are unencumbered by environmental or physical constraints.

Stakeholder Input

The following sections provide a summary of the input received from stakeholders and the public which formed the basis of the three plan alternatives.

Public Meeting 1

An interactive Table Group Exercise was conducted during Public Meeting 1 on July 8, 2015 at the Pueblo Convention Center. The Group Exercise provided the meeting attendees an opportunity to share their vision, issues and thoughts on the future redevelopment of PuebloPlex. The exercise consisted of meeting participants engaging at tables to consider the development opportunities and constraints, develop ideas for potential uses and locations for those uses, and to express their vision for the redevelopment. Each group presented their vision and plans to the larger group. The six maps developed by the meetings attendees are presented on Figures 1-2 through 1-7.

Many of the groups expressed similar ideas, comments, and concerns. The plans developed by the meeting attendees were synthesized into the three plan alternatives summarized in this report. In the short term, attendees thought that the plan should capitalize on the existing resources such as the igloos and warehouses for lease, and the transportation facilities including access to Interstate 25 (I-25) and the railroad. Utilization of the existing facilities for recycling and support services was consistent, as was the use of the open areas to develop mountain bike and motocross trails for recreation.

In the long term, participants thought the site could provide a variety of alternative energy opportunities including wind, solar, and even nuclear. Given the transportation facilities, the public suggested warehouse/distribution facilities are considered as viable uses. The public communicated that there would be a need in the future for fiber optics and transit to support future development. Additionally, the public discussed the potential to improve the area aesthetics by creating water features which would benefit trail use and recreational opportunities. Also mentioned was the potential for residential uses along the western edge of the site and options for utilizing some of the igloos for residential or agricultural uses.

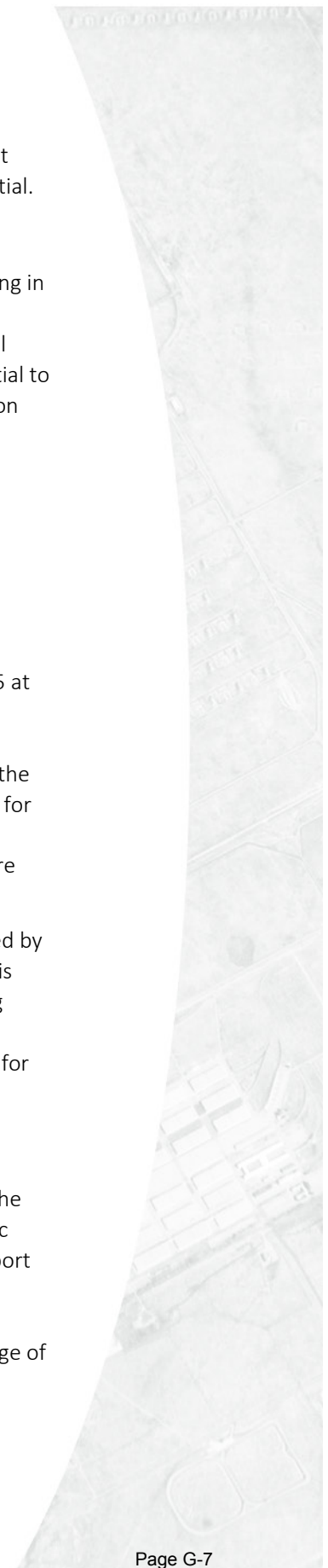


Figure 1-2. Meeting 1 – Table “1” Land Use Plan

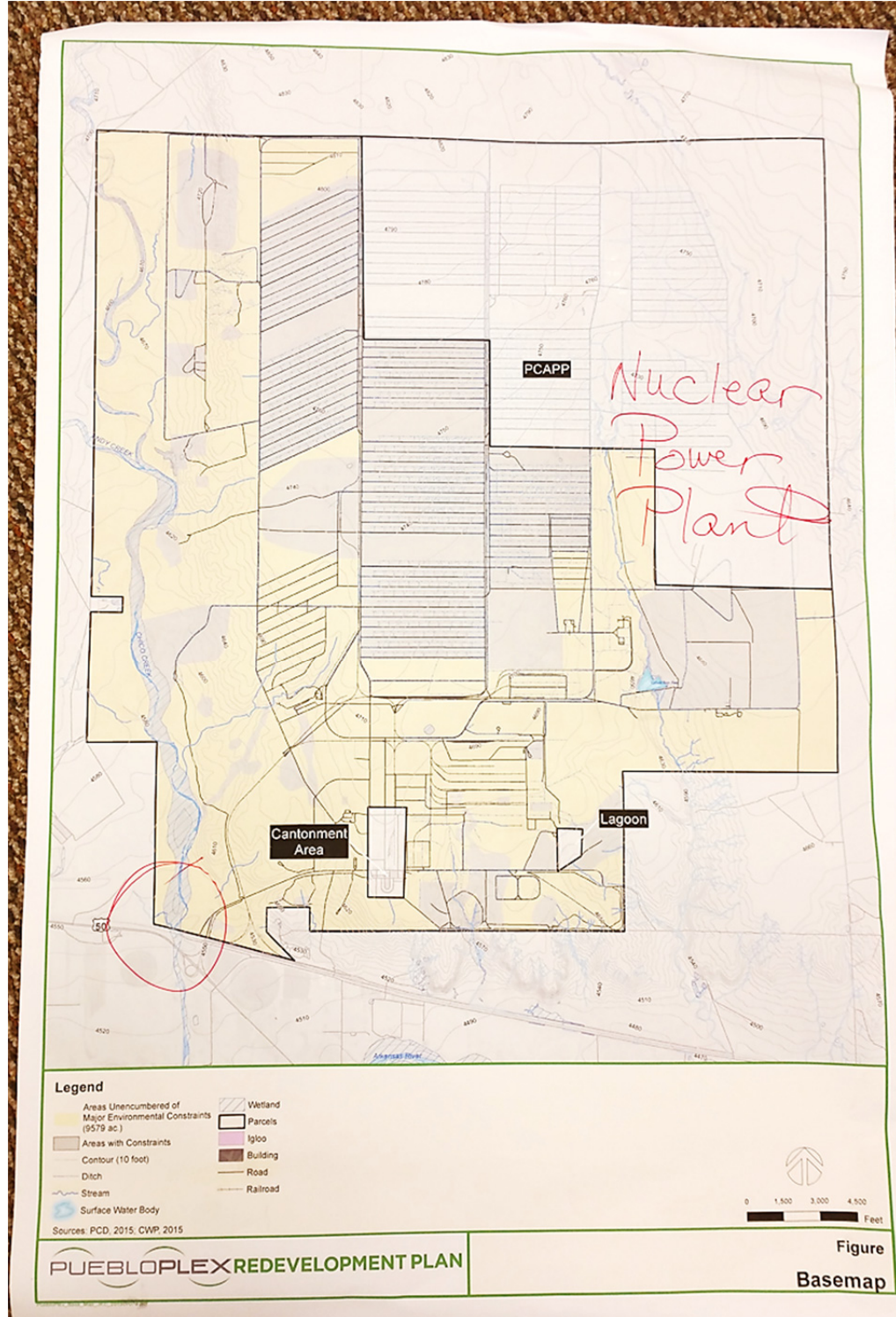


Figure 1-3. Meeting 1 – Table “2” Land Use Plan

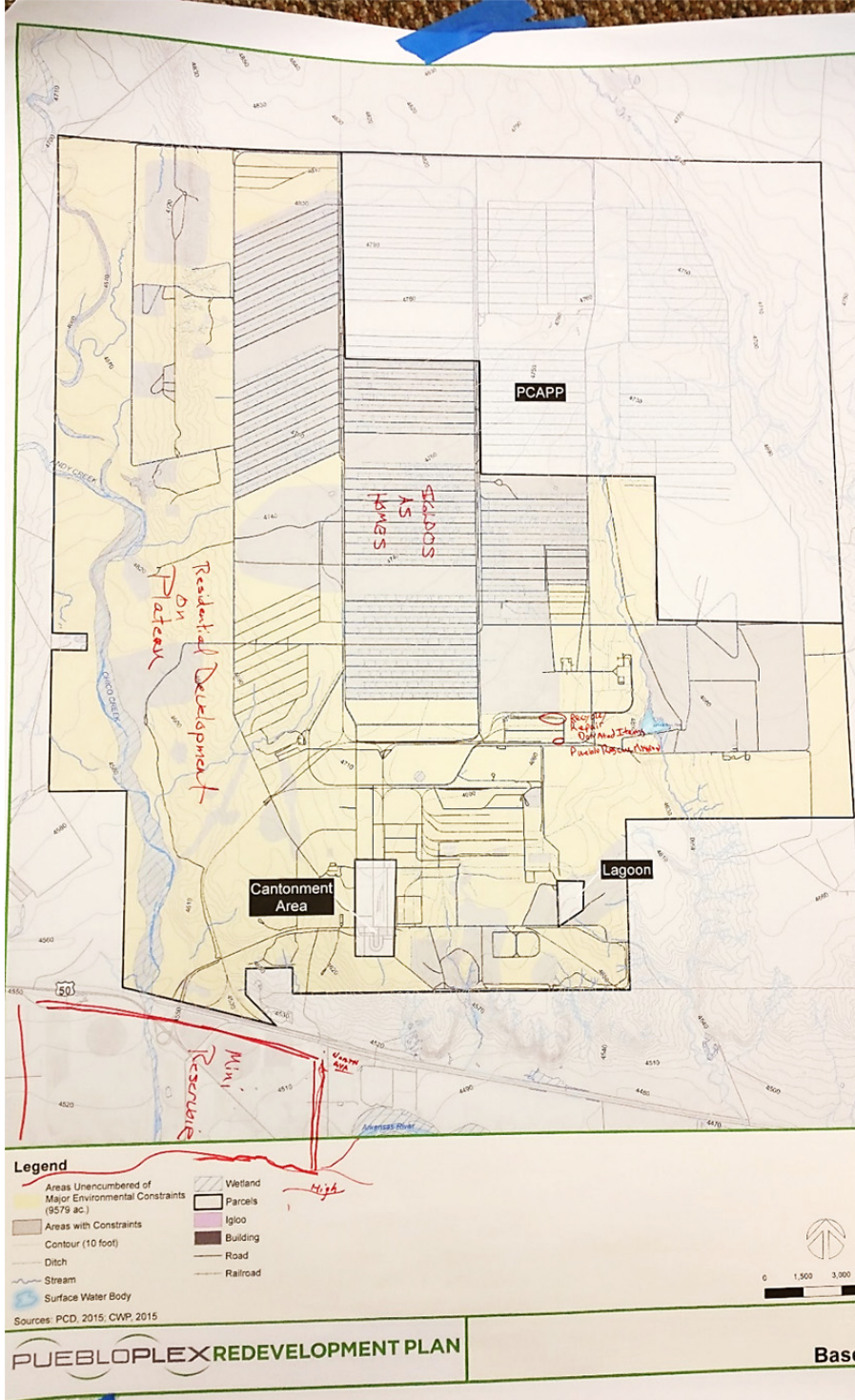


Figure 1-4. Meeting 1 – Table “3” Land Use Plan

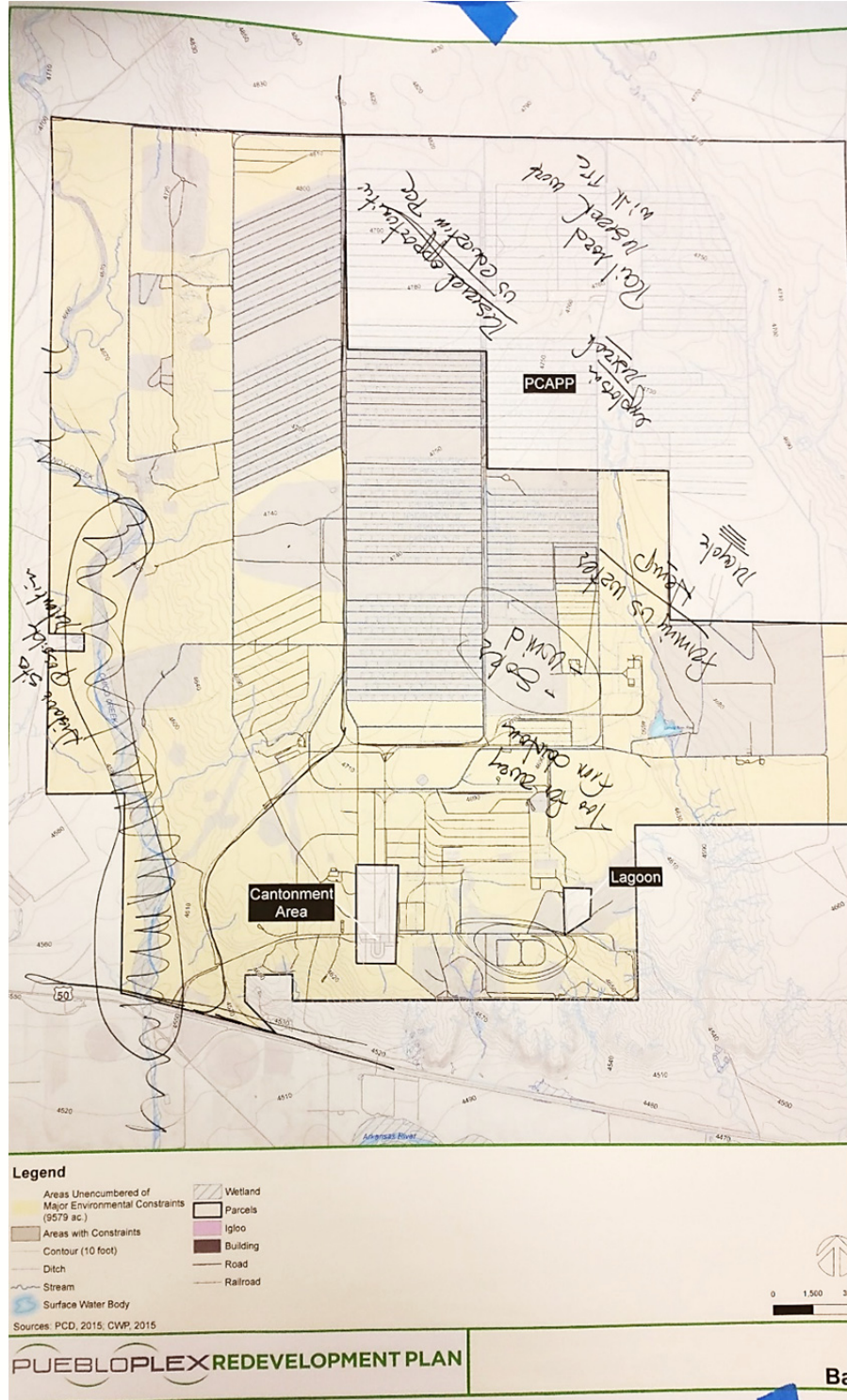


Figure 1-5. Meeting 1 – Table “4” Land Use Plan



Figure 1-6. Meeting 1 – Table “5” Land Use Plan

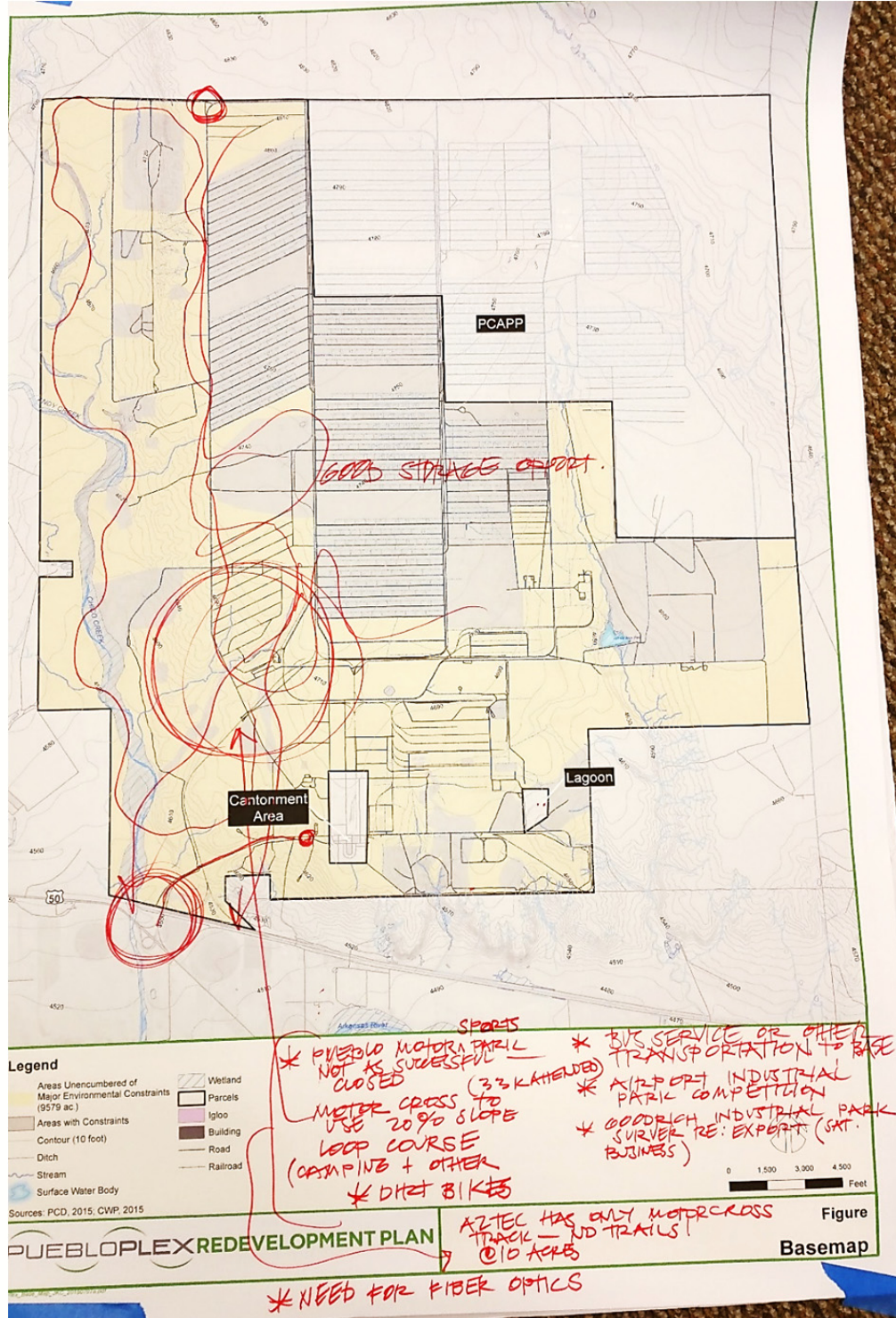
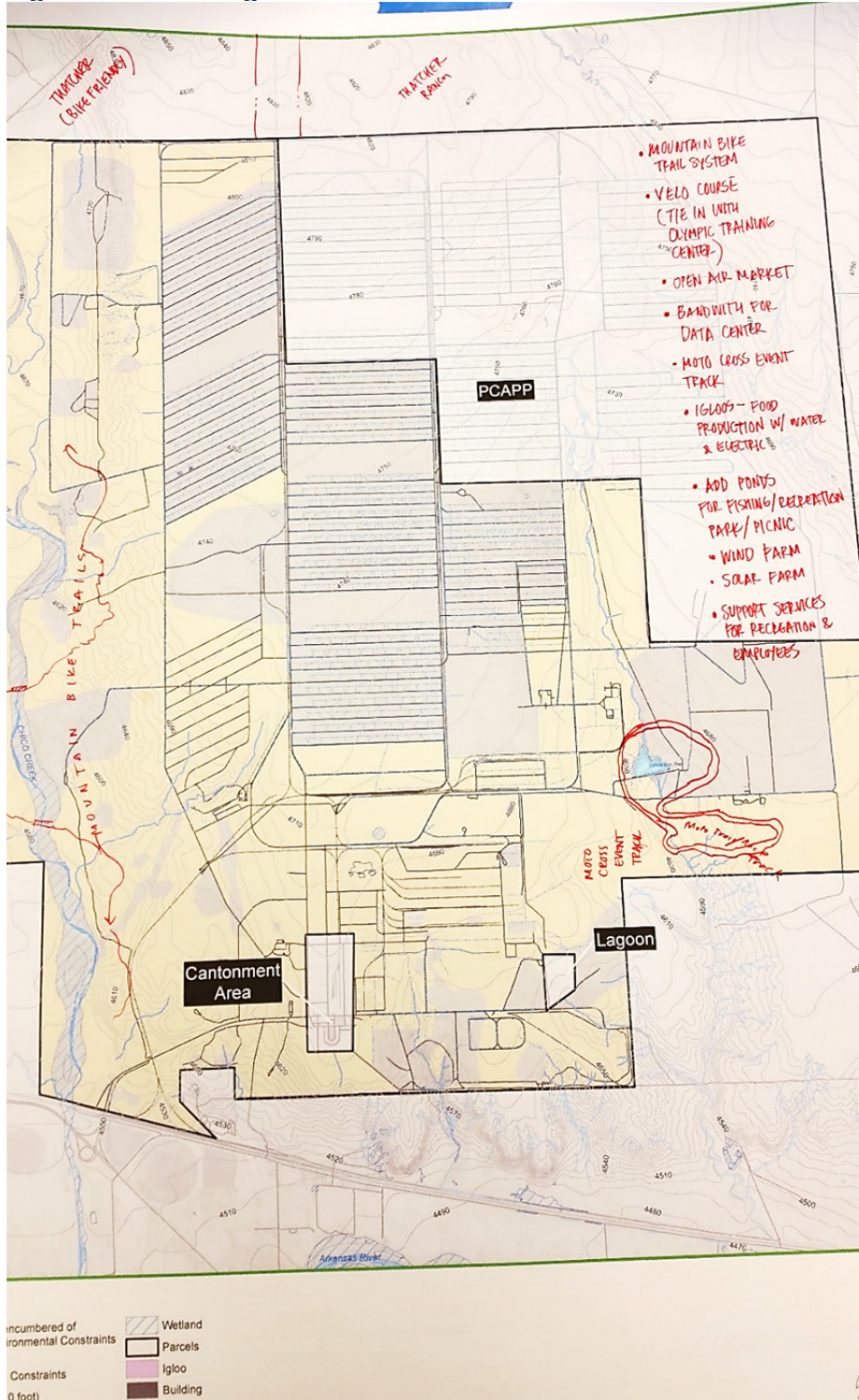


Figure 1-7. Meeting 1 – Table “6” Land Use Plan



Plan Alternatives

Following the first Public Meeting, three alternative plans were drafted based on the existing conditions, internal and external influences, and careful consideration of the surrounding community and PCAPP. The preliminary alternatives, summary descriptions, and comparative analysis of the plan alternatives are provided below.

Alternative 1: Low Impact Development

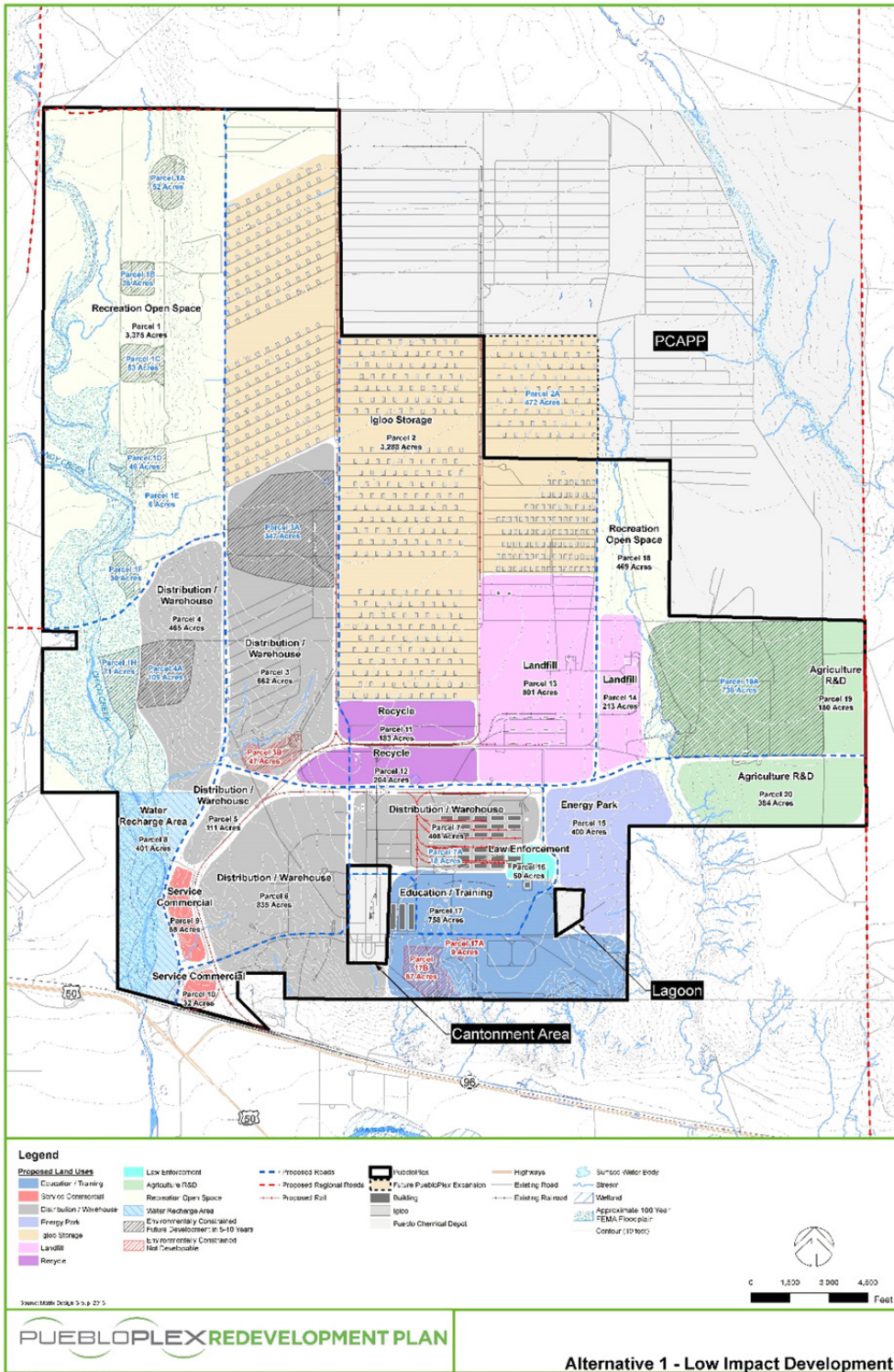
The Low Impact Development Plan Alternative illustrated on Figure 1-8 has the lowest development impact of the three plans. The Plan integrates a mix of industrial and agricultural areas while maintaining the greatest amount of Recreation and Open Space.


Key elements of Alternative 1 include:

- Roughly 3,670 acres of Recreational / Open Space along the Chico and Andy Creeks, with an additional 469 acres of Recreational / Open Space proposed on the east side of the site, just east of the Igloo Storage area.
- A 1,014 acre Landfill operation with 387 acres of Recycling operations proposed to the south and southeast of the Igloo Storage.
- Just under 3,000 acres for Distribution and Warehousing serviced by newly proposed roads and rail.
- Over 800 acres for Educational / Training use along the southern edge of the site and southeast of the Distribution / Warehouse areas.
- Approximately 400 acres for an Energy Park northeast of the Education / Training use.
- 1,300 acres for Agricultural Research and Development on the east side of the site south of the PCAPP area.
- 100 acres for Service / Commercial use near the southern entrance to the site.
- 50 acres for Law Enforcement near the Education / Training area.
- 3,288 acres of existing Igloo Storage retained.

This alternative was developed around the concept of providing a regional state of the art landfill and recycling facility which can accommodate construction and demolition debris and possible hazardous waste materials. The area selected for this large-scale facility is on the east side of the property which would be served by both rail and roadways. As the landfill would grow over the years it could potentially expand northward into the PCAPP area. This facility could serve the region, including Denver and Colorado Springs to the north and possibly Wichita, Kansas City, and Omaha to the east.

Figure 1-8. Low Impact Development Plan Alternative



A vertical aerial photograph on the left side of the page, showing a large industrial or development site. The image is partially obscured by a white diagonal line that separates it from the text. The site includes various structures, roads, and open areas, with a prominent road and rail crossing visible near the top.

Because the landfill facility could become a regional in-demand asset, the existing at-grade road and mainline rail crossing near the US Highway 50 entrance could potentially be inadequate to accommodate the safe transit of vehicles through the intersection and necessitate an alternative roadway connection to the landfill. In examining the possibility of the need for increased roadway accessibility, the landfill could also be served from the east by the existing roadway along the eastern boundary. The multimodal (train and truck) capability of the landfill would provide added support for Distribution/Warehouse facilities.

Because portions of the western boundary of the site were utilized extensively as washout areas contributing to subsurface contamination, higher levels of remediation may be required in isolated pockets of this area. These areas have been delineated on the land use plans as Recreation / Open Space. A variety of passive recreation uses could be developed in these areas including trails and camping areas. The southeast corner of the site is recommended for education, training, and recertification facility for federal, state, regional, and local agencies. These agencies could utilize existing facilities including some of the existing warehouses. The area designated agriculture could be utilized for grazing and possible research and development including hemp production; however, the amount of water necessary for the cultivation of certain crops should be considered.

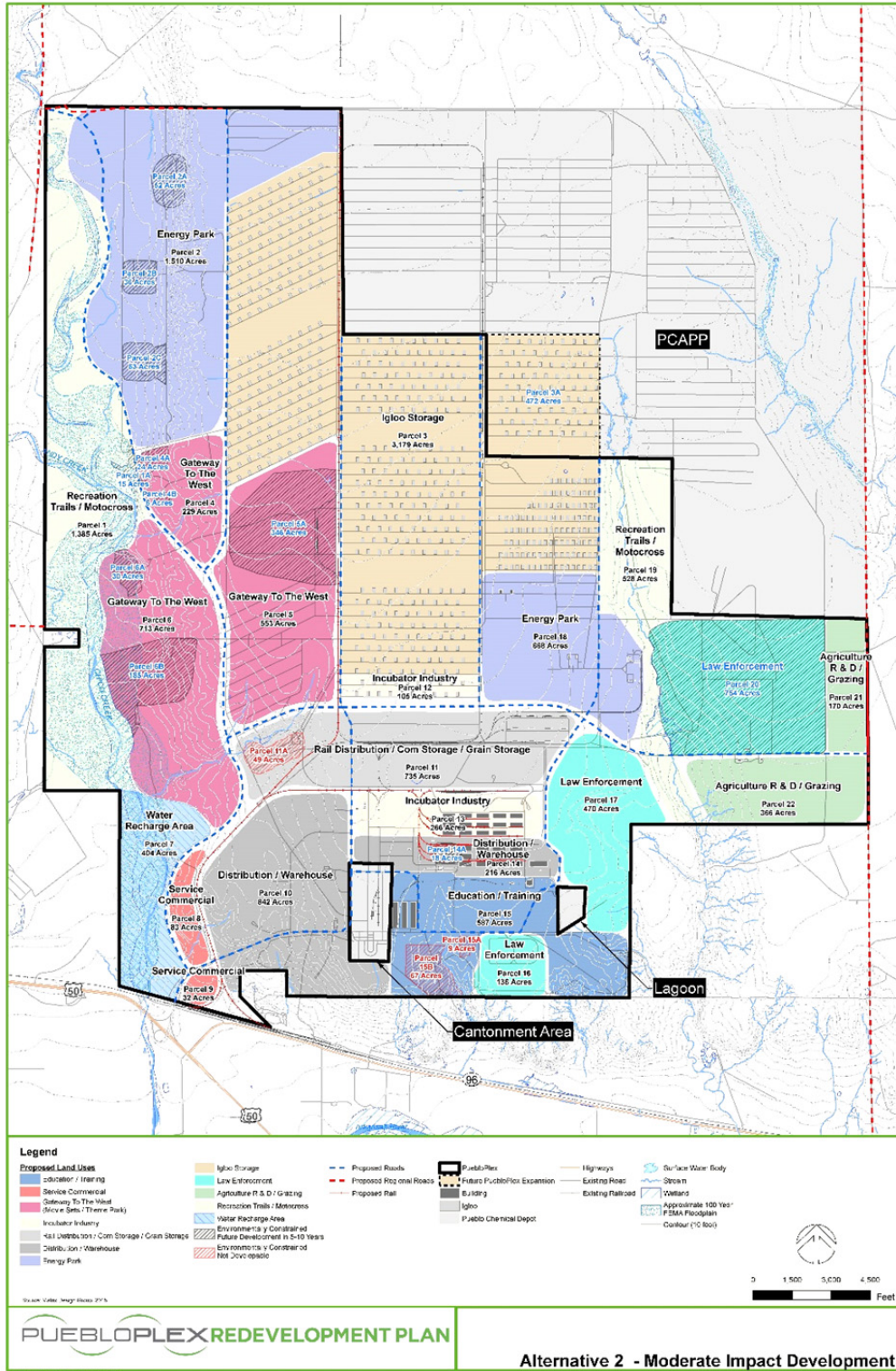
Alternative 2: Moderate Impact Development

The Moderate Impact Development Plan Alternative illustrated on Figure 1-9 creates an economic engine predicated on parcels sized to support storage and industrial enterprises; land uses leveraging the railroad; and access to a regional truck route.

Key elements of Alternative 2 include:

- Utilization of existing warehouses and rail lines for over 1,800 acres of rail distribution, storage, and warehouse use.
- Over 660 acres for Educational / Training use along the southern edge of the property.
- Roughly 2,300 acres for Energy Park development, split between locations at the northwestern edge of the site and the area southeast of the Igloo Storage.
- 1,913 acres for Recreational Trails or Motocross along the western edge of the property and the area along Boone Creek.
- 1,360 acres for Law Enforcement in three separate locations within the southeastern portion of the site.
- 370 acres for new Incubator Industry in the south central portion of the site utilizing the first two rows of Igloo Storage.

Figure 1-9. Moderate Impact Development Plan Alternative



- Over 100 acres for Service Commercial type uses near the southern entrance to the site.
- 3,179 acres retained for Igloo Storage.
- More than 2,050 acres for a “Gateway to the West” use.

This alternative was based on the comments and suggestions from the public that the area could benefit from a major western themed attraction, as none currently exist. The expansive property could also provide an opportunity for the development of movie / television sets and “dude ranches.” These land uses are in the western portion of the site where the topography is most variable and there is access to US Highway 50 without traversing areas with industrial uses. Access to the “Gateway to the West” could also be provided via a new entrance from the north connecting the region by way of a new roadway from I-25 per the Pueblo County Regional Development Plan. Areas along this northern roadway include Recreational / Open Space and Energy Park uses. This Alternative incorporates the unique land use Incubator Industry use to provide affordable development options for startup businesses and local entrepreneurs. Incubator spaces could incorporate areas for additional educational uses associated with technology and research fostered by institutes of higher learning.

The balance of the site area is developed around both educational and tactical facilities for Law Enforcement, which could be utilized jointly by various law enforcement agencies at local, state and federal levels. Three distinct areas are identified for Law Enforcement use situated in the southeastern portion of the site.

Alternative 3: High Impact Development

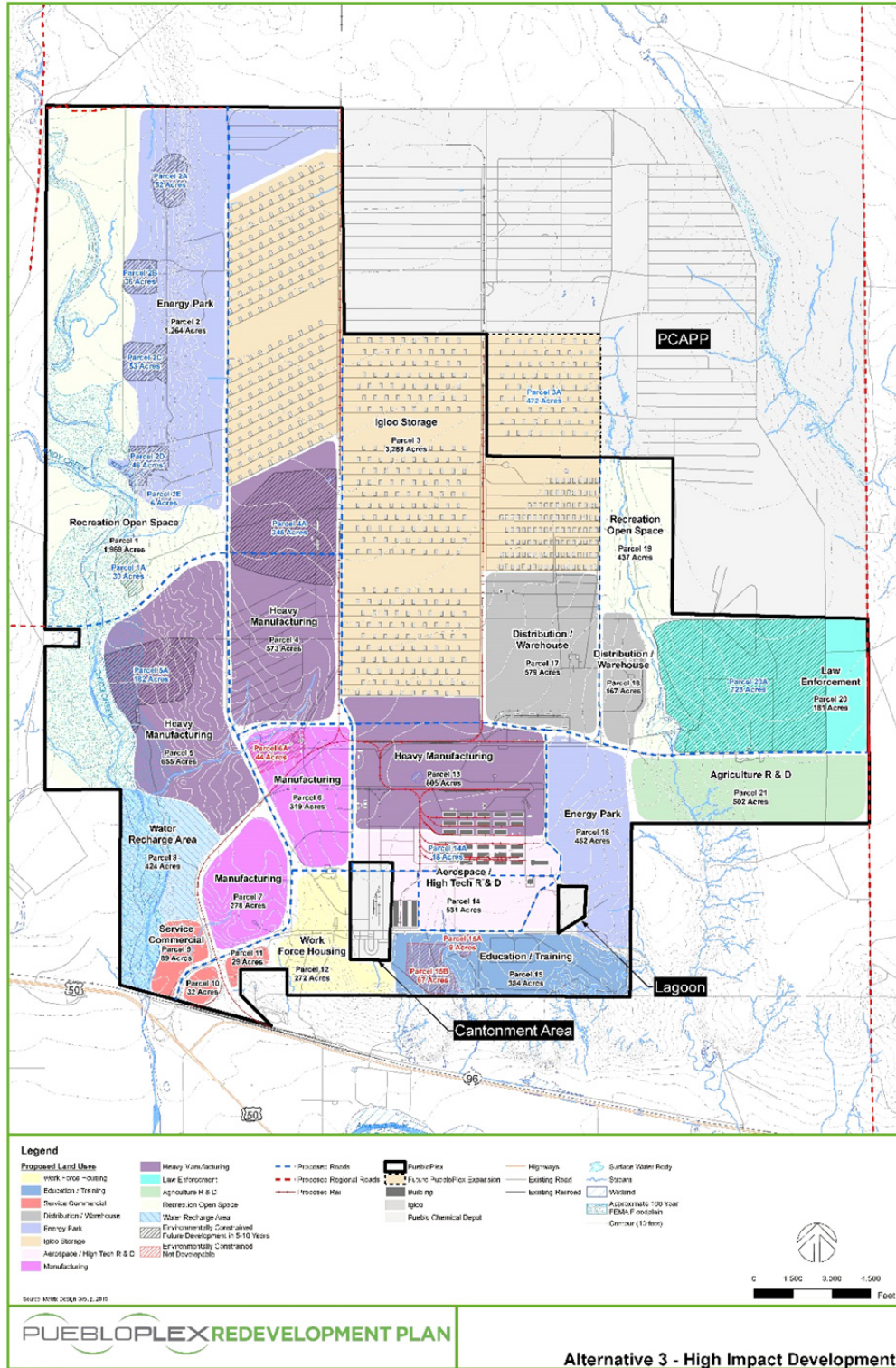
The High Impact Development Plan Alternative illustrated in Figure 1-10 contains similar uses as the previous alternatives with an emphasis on Aerospace / High Tech Research & Development and Manufacturing uses.


Key elements of Alternative 3 include:

- Roughly 550 acres of Aerospace / High Tech R & D in reused warehouses along proposed rail spurs.
- Over 3,100 acres for Manufacturing / Heavy Manufacturing uses.

This alternative is based on the history of Pueblo and its legacy of manufacturing. The access to roadways, rail, and a skilled manufacturing labor force supports the development of a manufacturing hub. Given the existing rail infrastructure, there is a possibility to provide more extensive rail and rail switching yards in combination with manufacturing. This could alleviate the switching yards in downtown Pueblo releasing them for redevelopment. The area in and around the existing warehouses is focused on Aerospace and High Tech Research and Development uses which could be supported by the Education / Training area to the south with opportunities for a satellite site for Colorado State University. Developing the link between higher education and cutting edge technology can provide a valuable foundation for diversity in the workforce, talent retention, and business attraction.

Figure 1-10. High Impact Development Plan Alternative



A vertical, narrow aerial photograph on the left side of the page, showing a portion of the PuebloPlex site. It depicts a mix of open land, some existing structures, and what appears to be a rail line or road cutting through the area.

The western edge of the PuebloPlex site is focused on Recreation / Open Space. Area for an Energy Park is located in the northwestern portion of the site which could be comingled with agricultural grazing. A limited amount of service commercial is located at the southern entrance to the property to support onsite employee needs and commercial trucking.

Comingled with the existing igloos are additional new warehouse and distribution facilities to capitalize on the rail infrastructure. This alternative includes a limited housing component for Work Force Housing to support onsite uses.

Public Meeting 2

Meeting participants at the second Public Meeting conducted on September 9, 2015, at the Pueblo Convention Center and September 10, 2015, at the McHarg Community Center in Avondale were introduced to the three preliminary land use alternatives based on information obtained from the technical assessments and comments received from Focus Group members, stakeholders, and the public through previous meetings and outreach activities. Public Meeting participants at both meeting locations created plans that most reflected elements from Preliminary Alternative 3.

Table 1-1 below summarizes the commonalities between the public plans and the three preliminary alternatives from the Pueblo meeting.

Table 1-1. Pueblo Group Plan Commonalities with Three Plan Alternatives

Land Use	Pueblo Meeting Group Exercise Preliminary Alternative Commonalities		
	Preliminary Alternative 1	Preliminary Alternative 2	Preliminary Alternative 3
Open Space	✓	✓	✓
Energy Park		✓	✓
Law Enforcement		✓	✓
Landfill / Recycling	✓		
Manufacturing			✓
Education / Training	✓	✓	✓
Distribution / Warehousing	✓		✓
Rail Distribution		✓	
Storage	✓	✓	✓
Aerospace / High Tech			✓
Housing			✓
Agriculture Research & Development	✓	✓	✓
Water Recharge	✓	✓	✓
Service Commercial	✓	✓	✓
Incubator Industry		✓	
Healthcare			
Interchange Improvement			
Total Plan Commonalities	8	10	12

Table 1-2 below summarizes the commonalities between the public plans and the three preliminary alternatives from the Avondale meeting.

Table 1-2. Avondale Group Plan Commonalities with Three Plan Alternatives

Land Use	Avondale Meeting Group Exercise Preliminary Alternative Commonalities		
	Preliminary Alternative 1	Preliminary Alternative 2	Preliminary Alternative 3
Open Space	✓	✓	✓
Energy Park	✓	✓	✓
Law Enforcement		✓	✓
Landfill / Recycling	✓		✓
Manufacturing			✓
Education / Training	✓	✓	✓
Distribution / Warehousing	✓		✓
Aerospace / High Tech			✓
Housing		✓	✓
Agriculture Research & Development		✓	✓
Service Commercial	✓	✓	✓
Gateway to the West		✓	
Incubator Industry		✓	
Office			
Total Plan Commonalities	6	9	11

Combined Meeting Conclusions

Plan Alternative 3 was the starting point for many of the plans with a dominant focus on higher impact development including Manufacturing and Aerospace / High Tech industry at PuebloPlex. Of the total 13 groups between both meetings, the majority included significant areas for Recreation / Open Space though specific uses varied from traditional open space with passive trails to recreation for equestrian activities, motocross, and camping. Research and Development associated with Education, Aerospace, High-Tech, and Agriculture, and Energy Parks were prominent land use reflected in the plans. Law Enforcement was included in 10 of the group plans, while Education / Training was included on 9 plans. Manufacturing and Warehouse / Distribution appeared in 8 of the 13 plans and included some of the largest land areas. The Service Commercial use was included in 7 of the 13 plans. The group plans from both meetings are identified on Figures 1-11 through Figures 1-23.

Land Use Alternative Analysis

In this section, various factors are evaluated for each of the three plan alternatives to assess both the qualitative and quantitative impacts associated with each. Some of the factors considered in the analysis include: financial impacts and job creation, quality of life, environmental impacts, planning policy and regulatory factors, buildout timeframes, and homeless needs considerations.



Figure 1-11. Pueblo Meeting 2 - Table "C" Land Use Plan

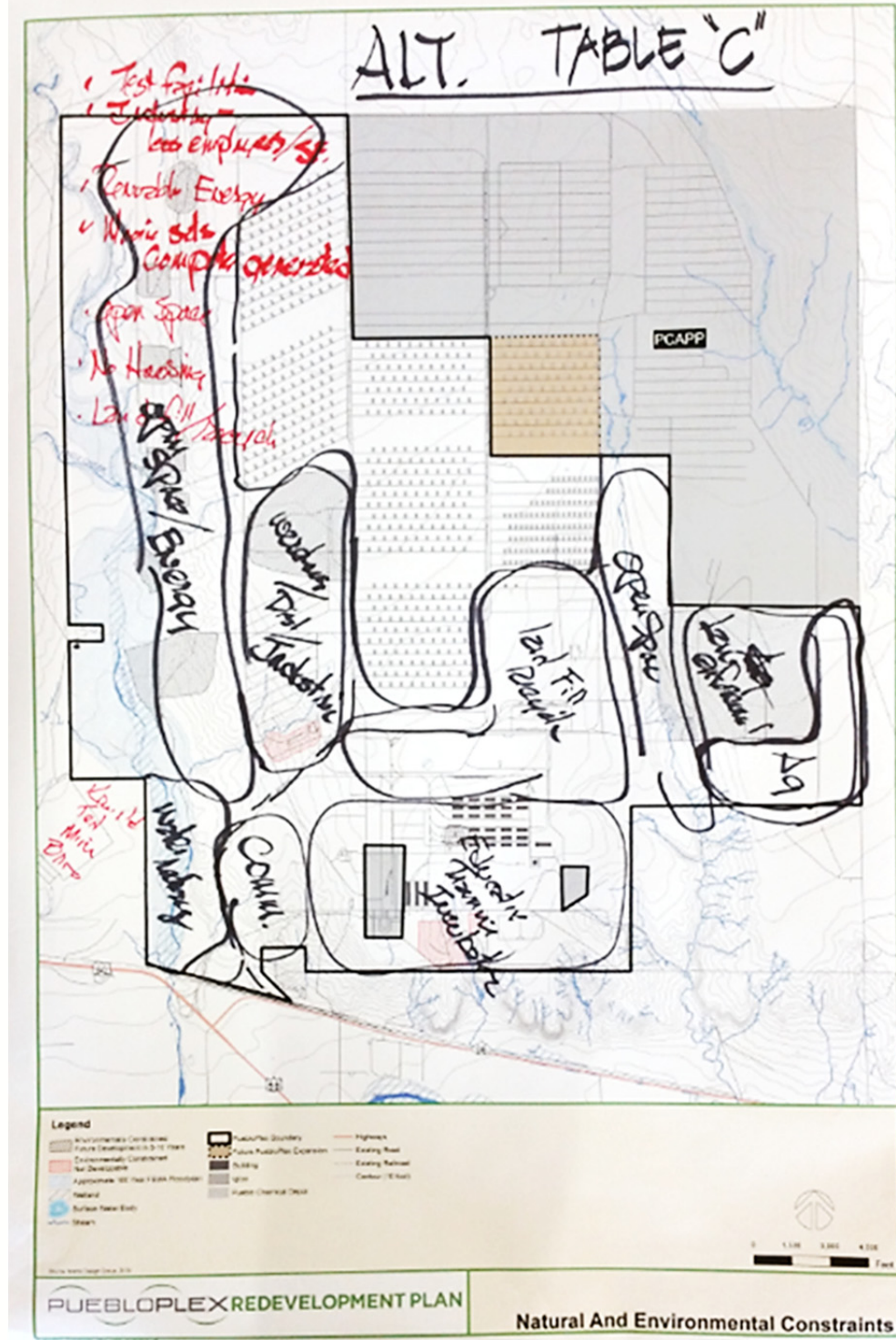


Figure 1-12. Pueblo Meeting 2 - Table "D" Land Use Plan

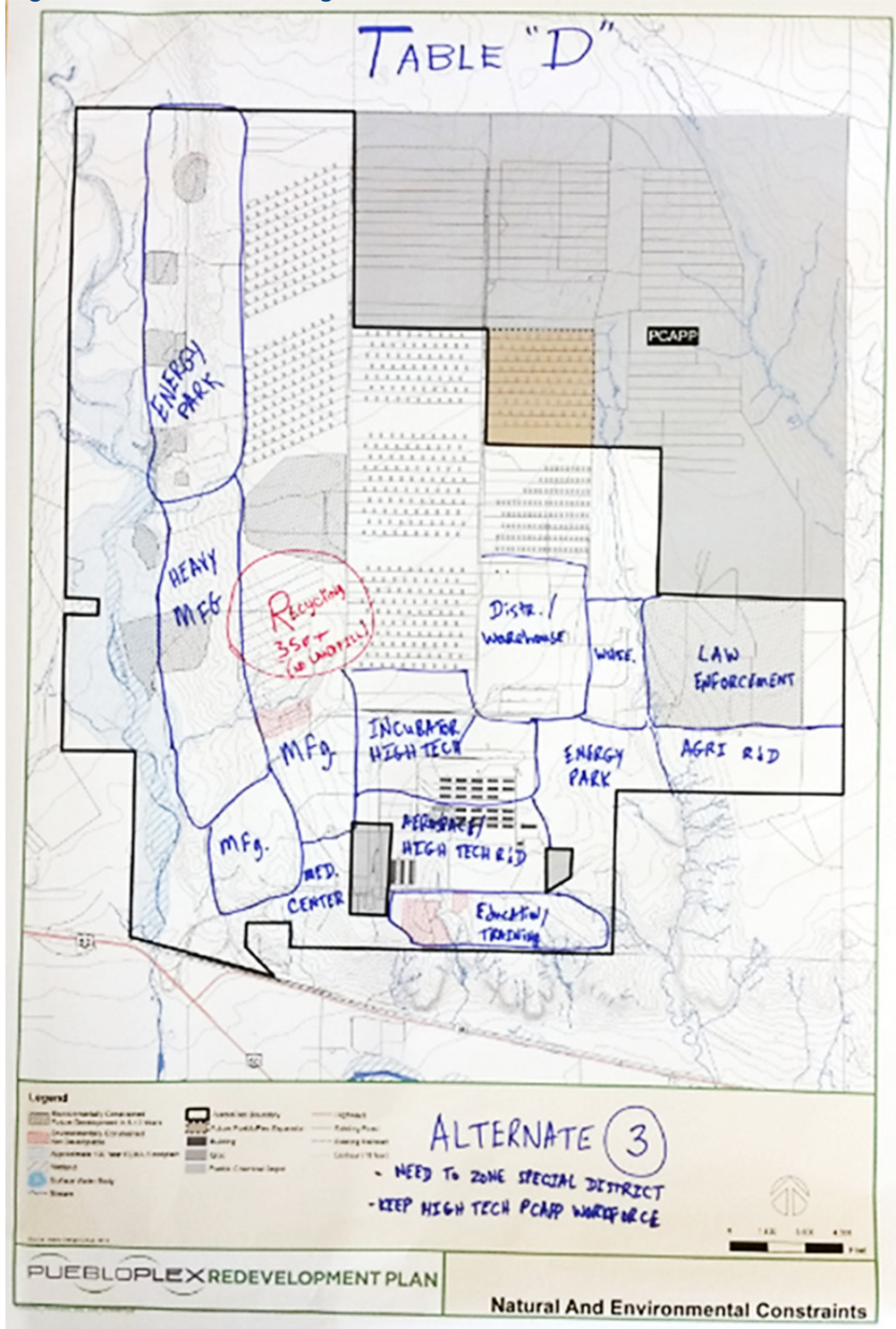


Figure 1-14. Pueblo Meeting 2 - Table "F" Land Use Plan

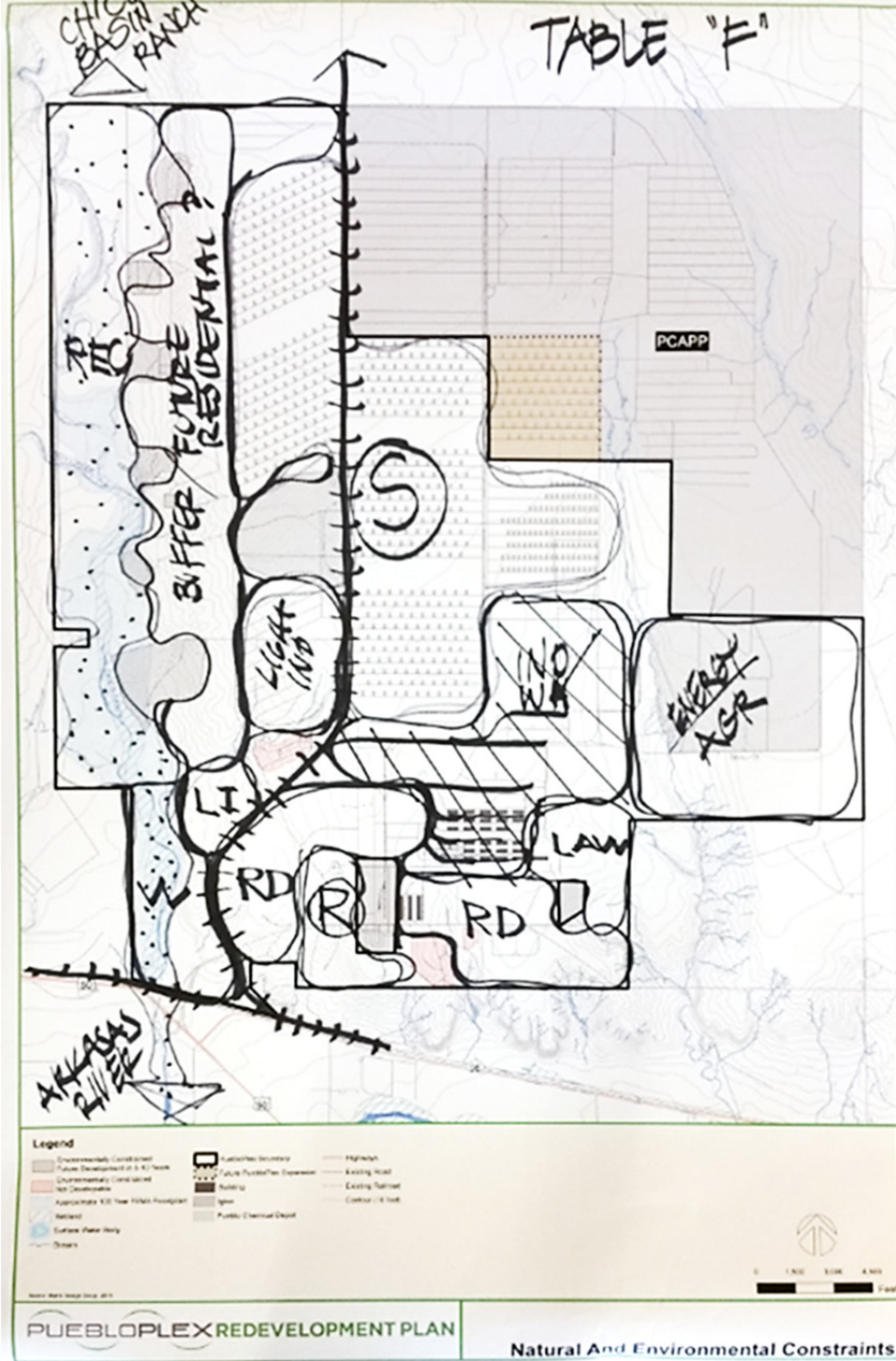


Figure 1-15. Pueblo Meeting 2 - Table "G" Land Use Plan

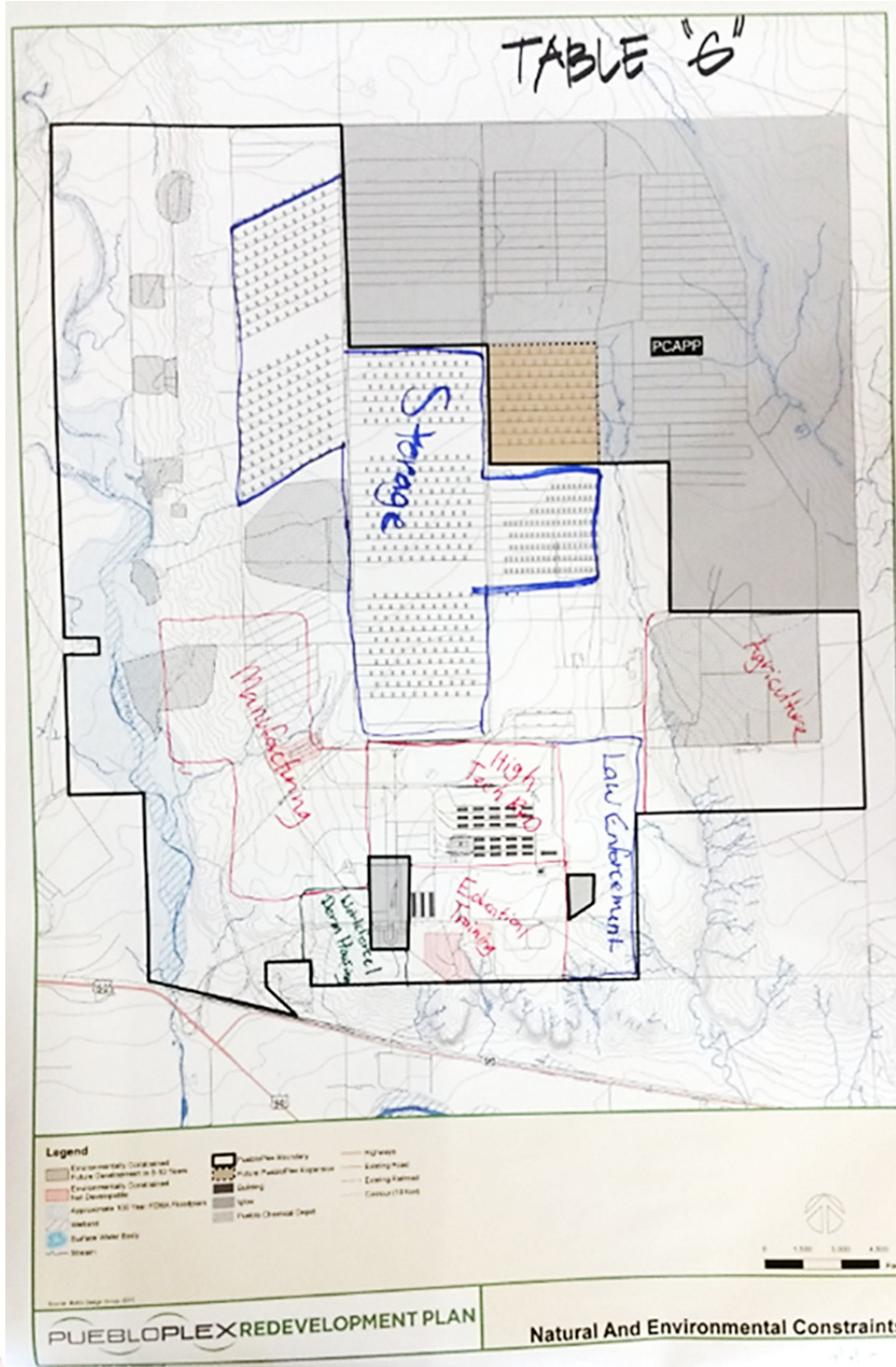


Figure 1-16. Pueblo Meeting 2 - Table "H" Land Use Plan

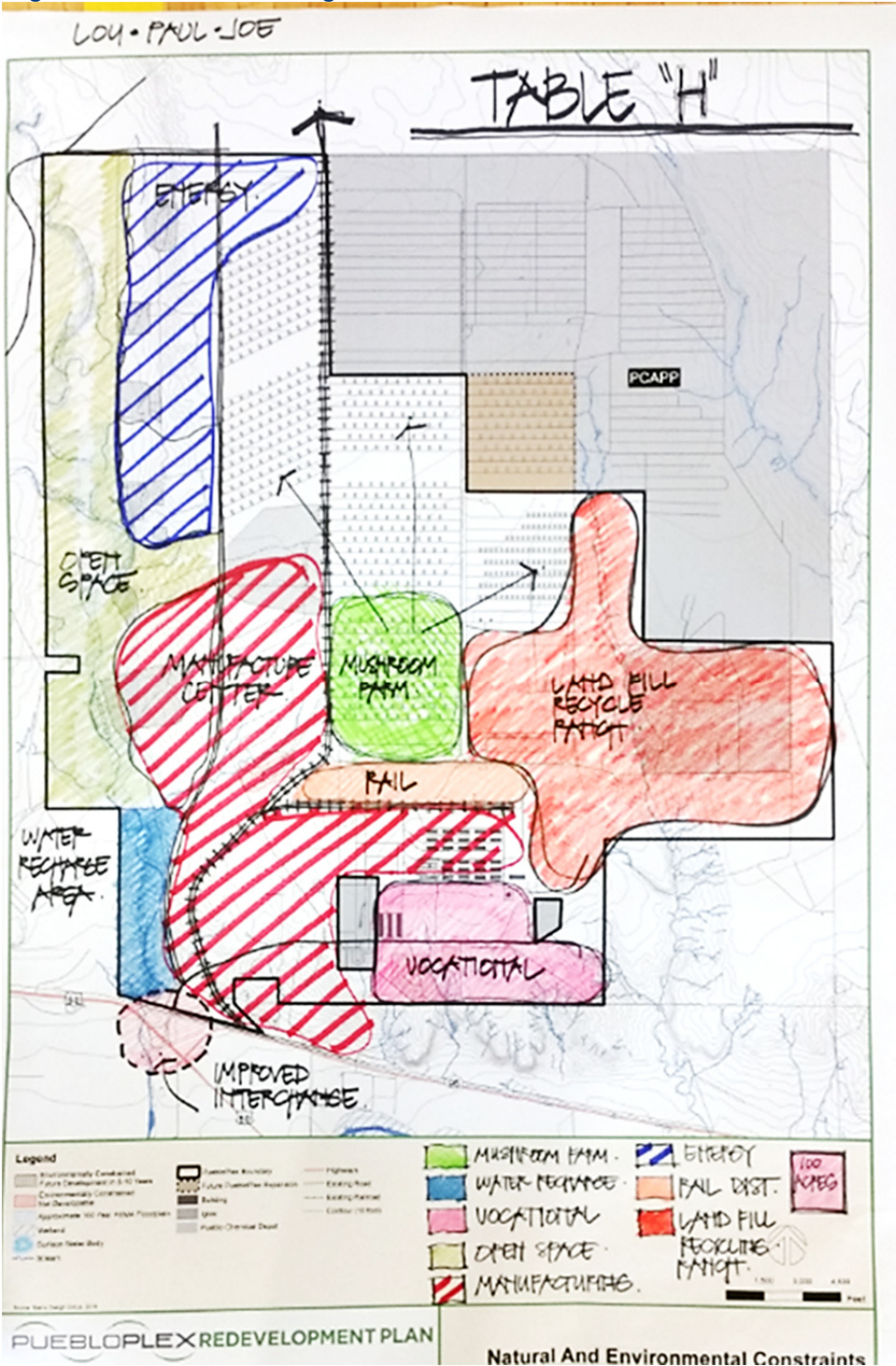


Figure 1-17. Pueblo Meeting 2 - Table "I" Land Use Plan

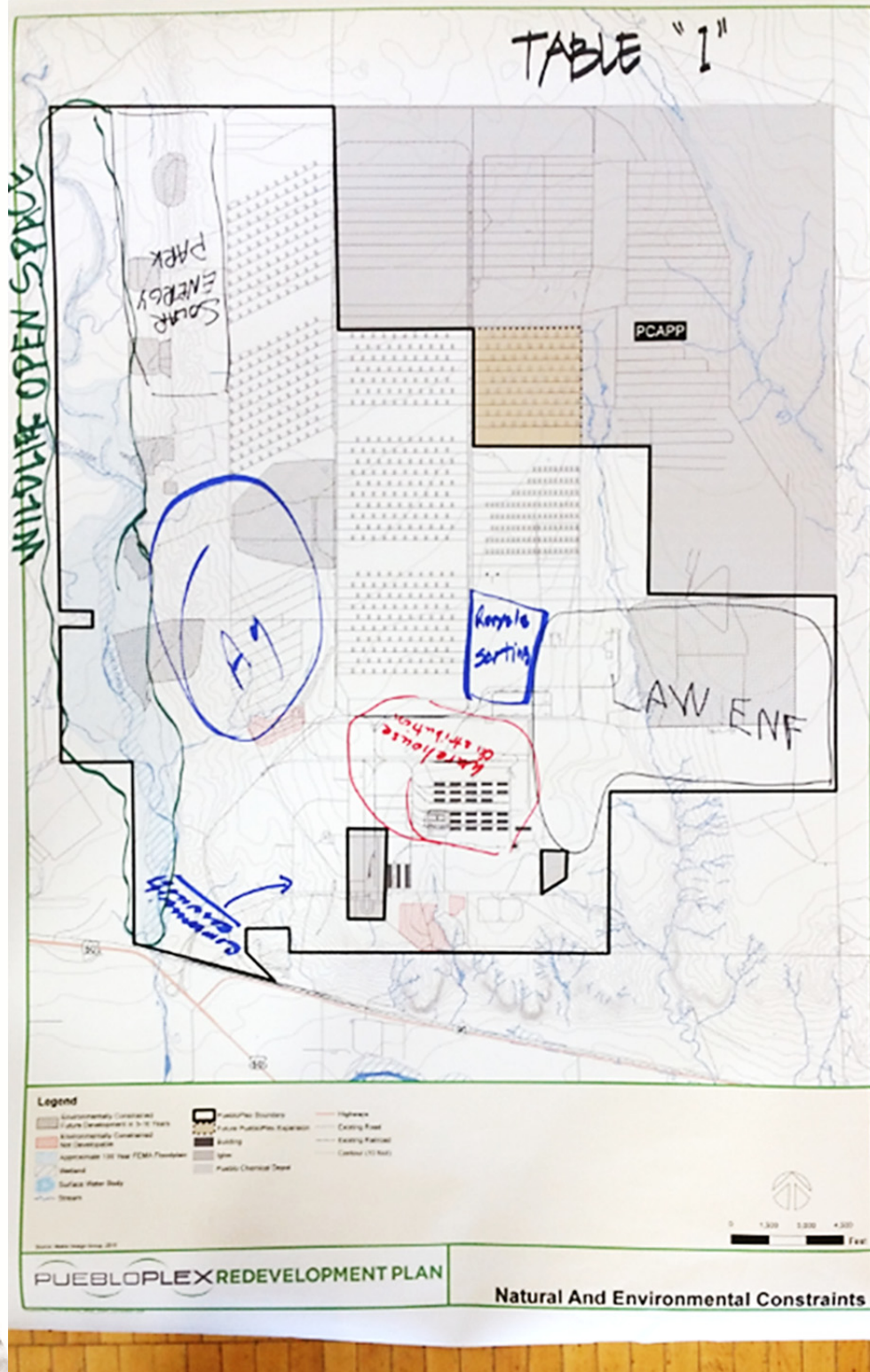


Figure 1-18. Pueblo Meeting 2 - Table "K" Land Use Plan

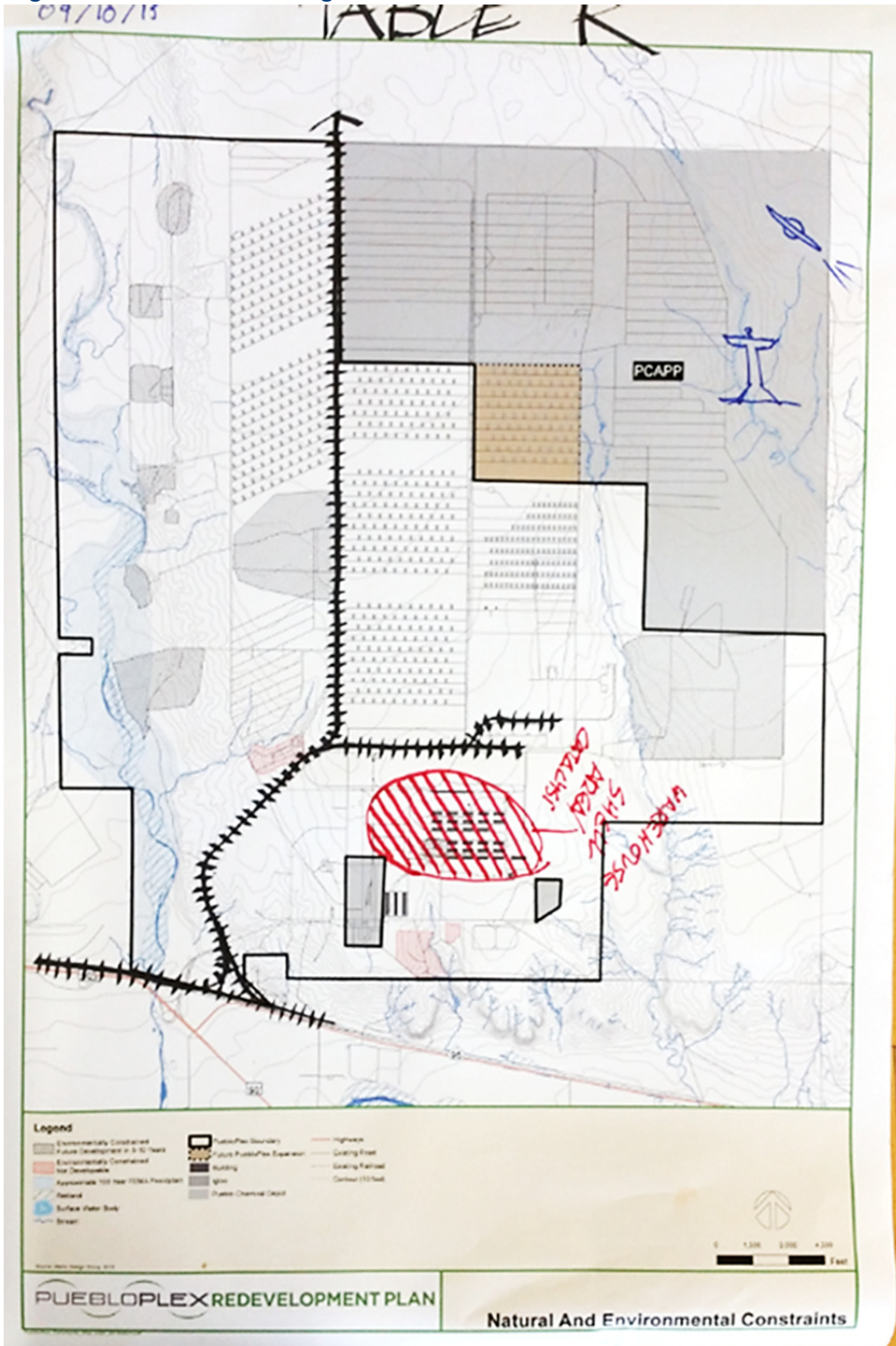


Figure 1-19. Pueblo Meeting 2 - Table "L" Land Use Plan

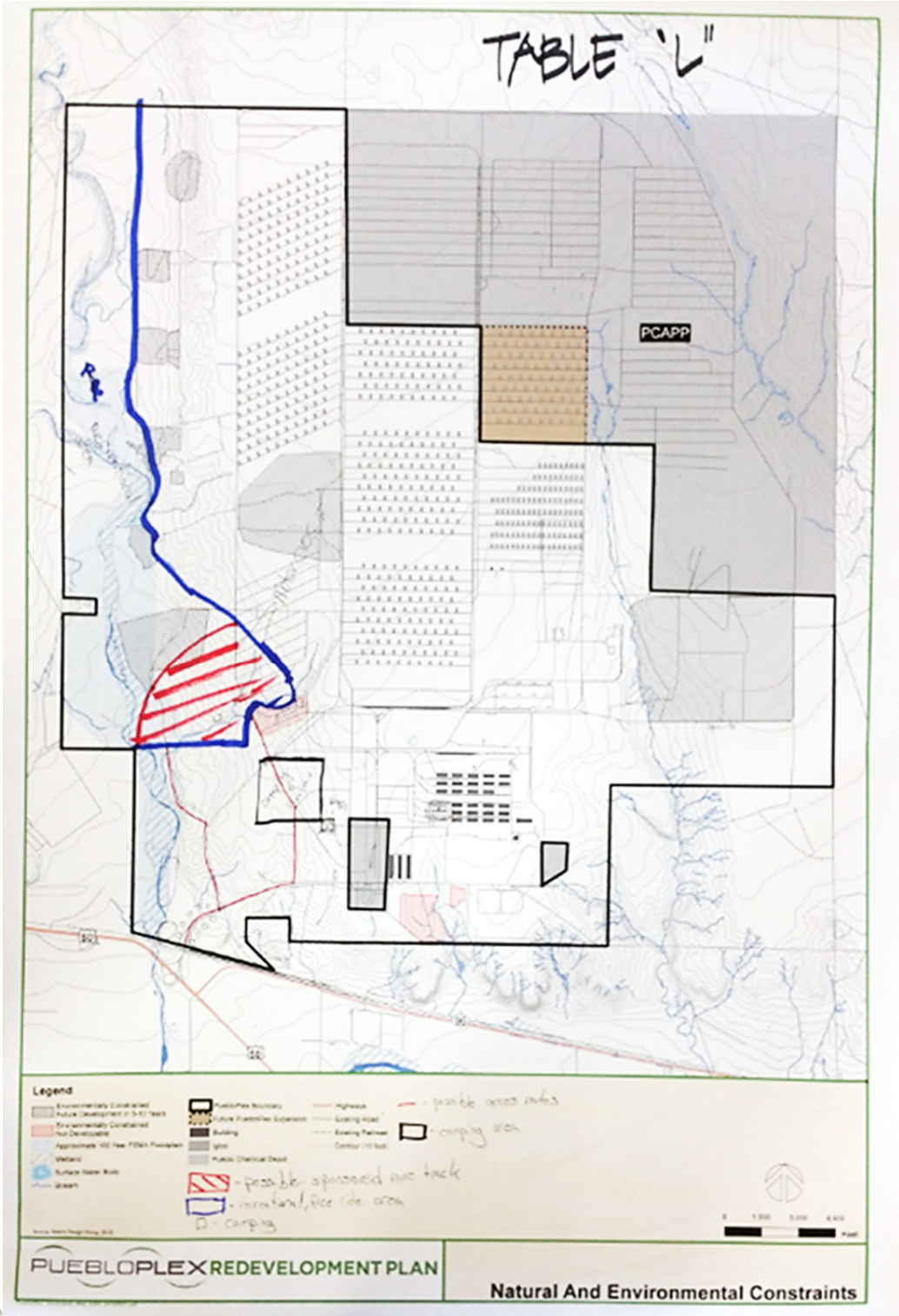


Figure 1-20. Avondale Meeting 2 - Table "1" Land Use Plan

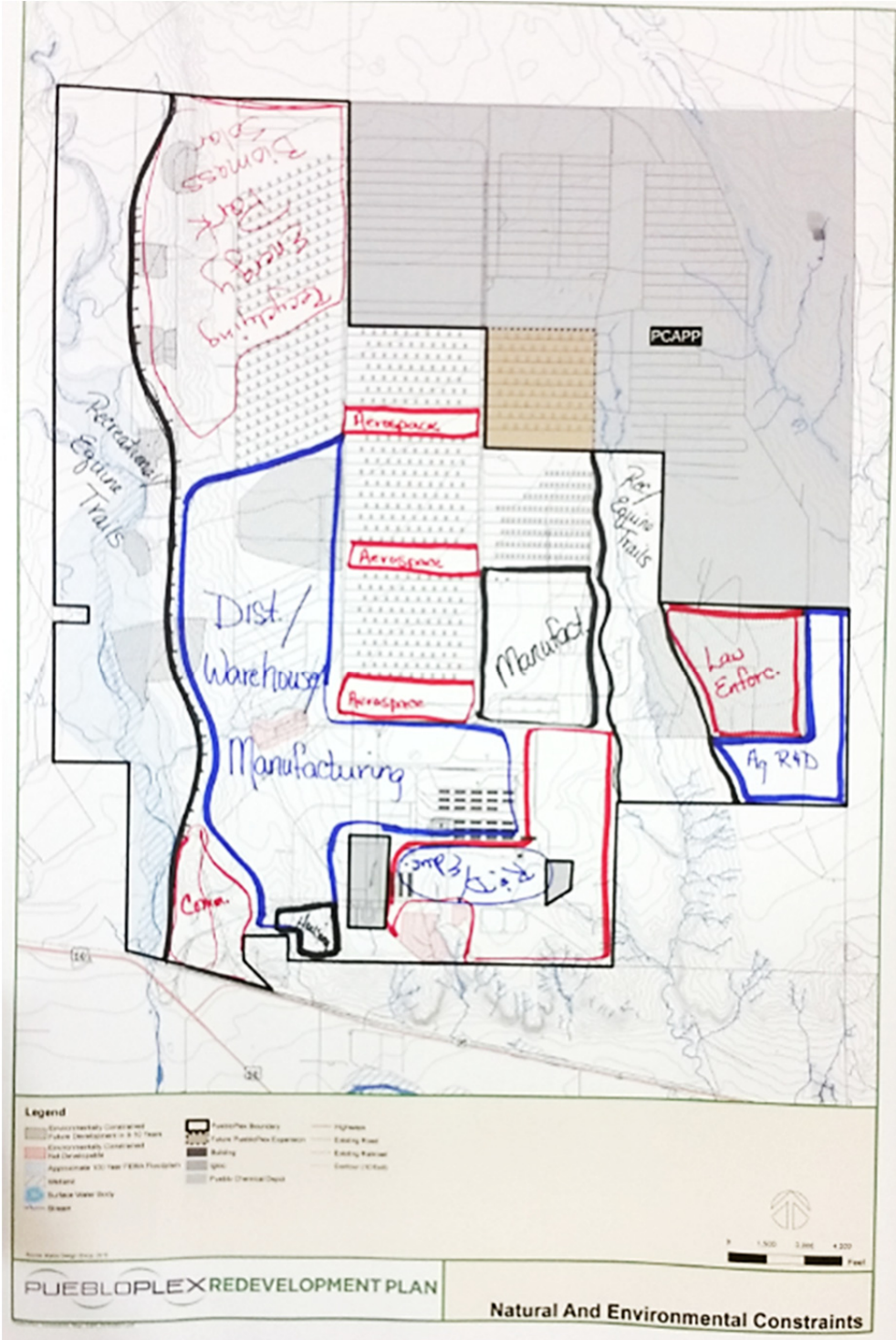


Figure 1-21. Avondale Meeting 2 - Table "2" Land Use Plan

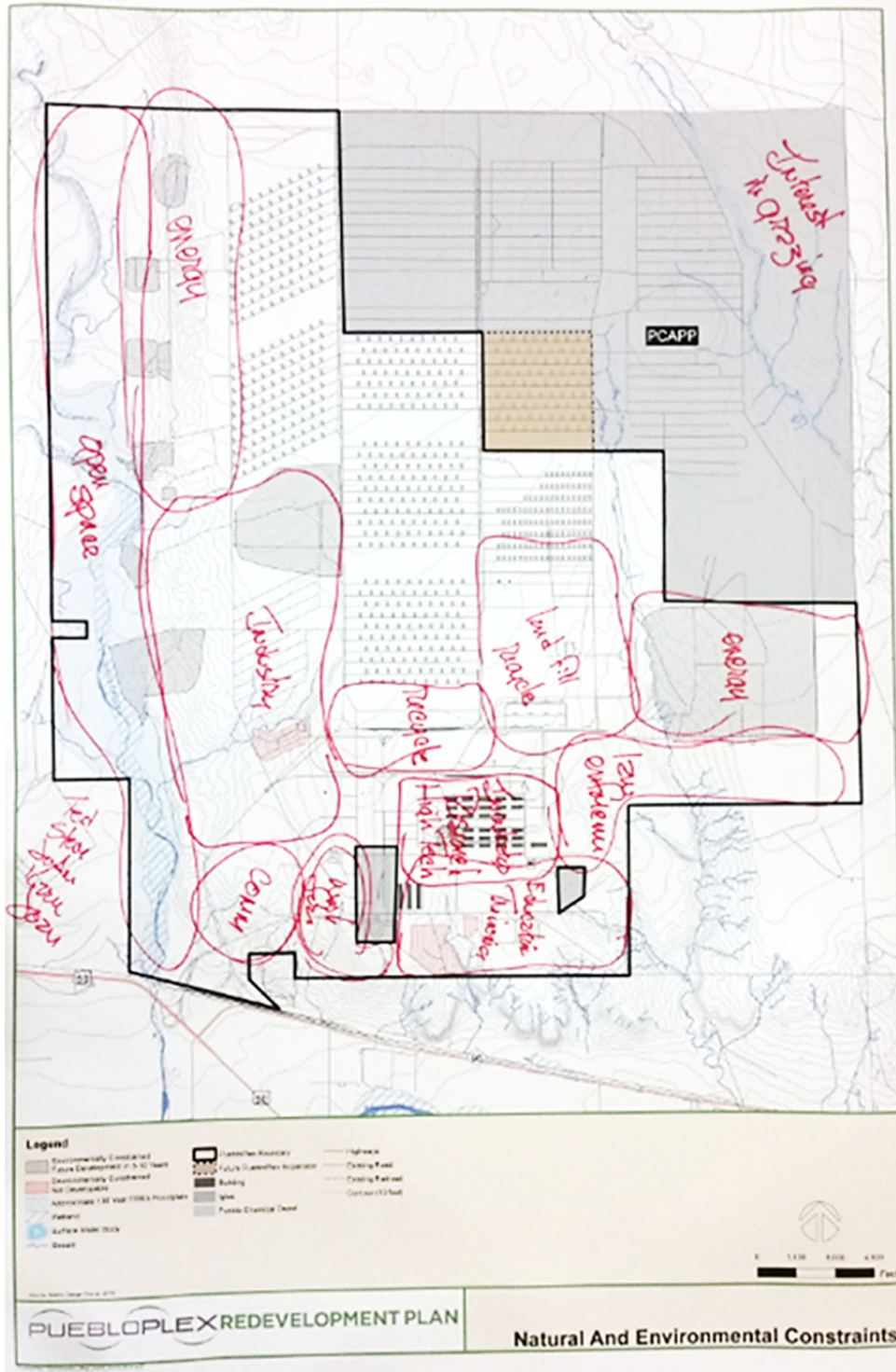


Figure 1-22. Avondale Meeting 2 - Table "3" Land Use Plan

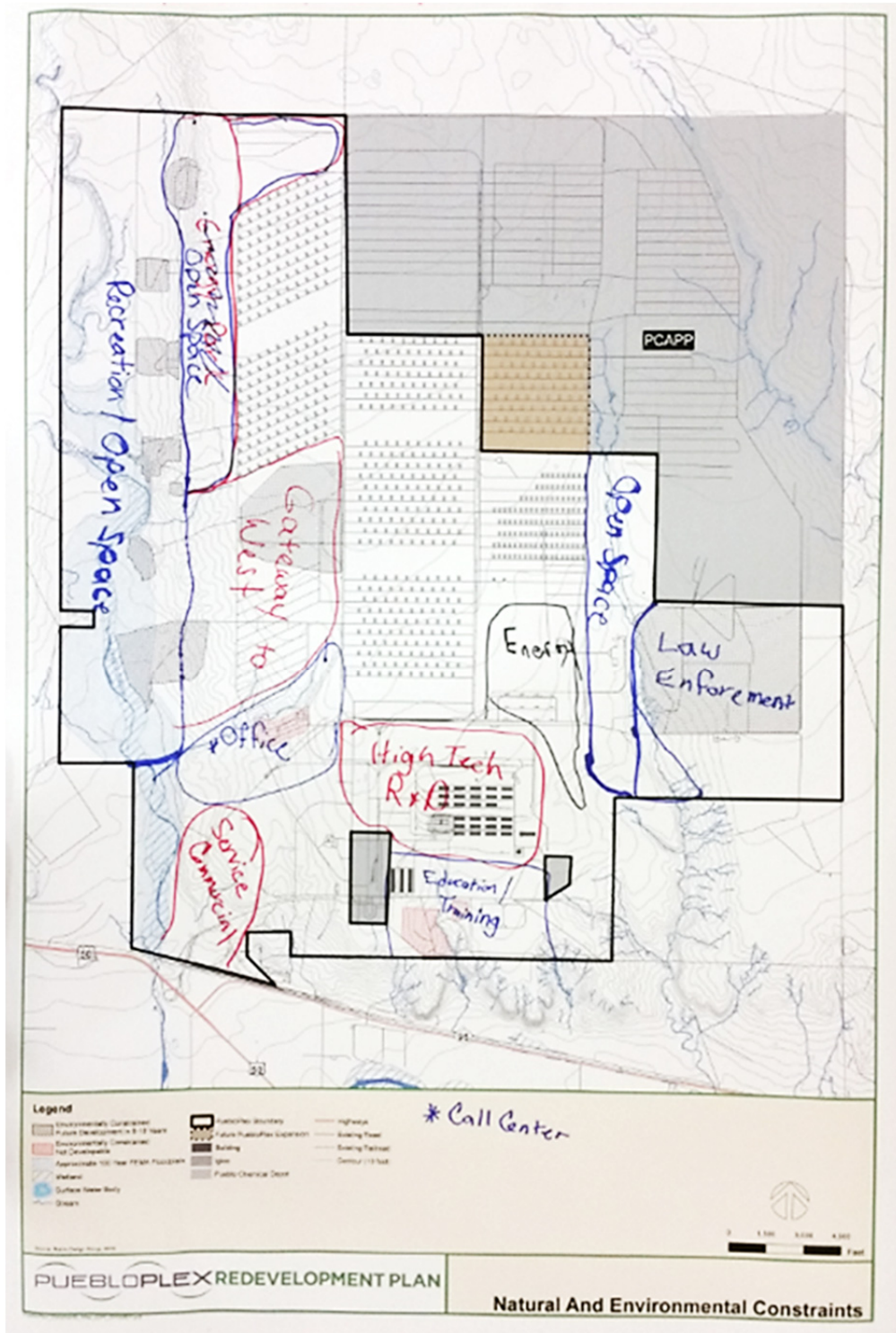
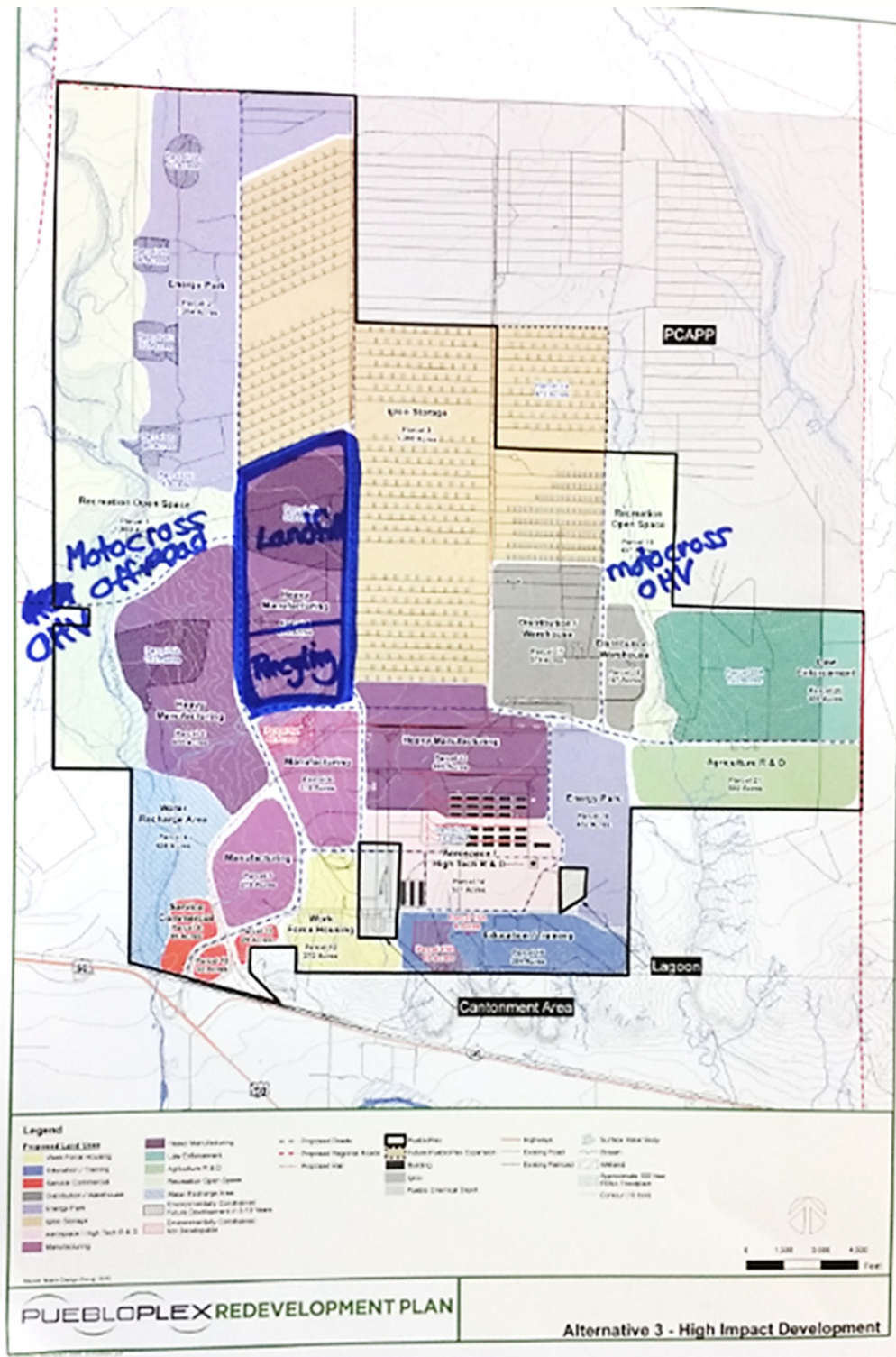


Figure 1-23. Avondale Meeting 2 - Table "4" Land Use Plan



Financial Impacts / Job Creation

The following section provides an economic assessment of the financial benefits associated with each of three plan alternatives including the direct employment generated at PuebloPlex, construction jobs, induced and indirect jobs, wage growth, and potential tax revenue.

Table 1-3 provides a breakdown of the direct employment and the economic benefits of each alternative. Estimates are provided as an annual average, over a thirty year timeframe, and in the case of direct employment and tax revenues, for total buildout. Alternatives 2 and 3 are expected to generate the greatest direct employment and construction jobs annually and over the first 30 years.

Direct Employment

Alternative 3 provides for 33 percent more direct jobs than Alternative 2, and nearly 31 percent more direct jobs than Alternative 1 at buildout. Alternative 3 also provides for the greatest annual direct wage growth, projected nearly 38 percent more than Alternative 2 and 67 percent more than Alternative 1 over a 30 year timeframe.

Alternative 2 has the highest construction demand of the three plans with a projected annual tax revenue growth of \$125,302 per year – 37 percent higher than the annual tax revenue estimated for Alternative 3 and 74 percent higher than Alternative 1.

Table 1-3. Estimated Direct Employment and Tax Revenue for Plan Alternatives

Evaluation Criteria	Alternative 1		Alternative 2		Alternative 3	
	One Year	Through Year 30	One Year	Through Year 30	One Year	Through Year 30
Average Direct Jobs Created Annually	112	3,127	195	5,854	226	6,769
Total Direct Jobs at Buildout	36,987		35,751		53,399	
Average Construction Jobs Annually	78	2,345	300	9,009	190	5,706
Average Construction Wages Annually	\$4,630,210	\$138,906,306	\$17,791,320	\$533,739,591	\$11,269,081	\$338,072,427
Annual Direct Wage Growth	\$3,488,042	\$104,641,272	\$6,540,888	\$196,226,647	\$10,531,133	\$315,934,001
Average Annual Market Value of New Construction	\$13,229,172	\$396,875,160	\$50,832,342	\$1,524,970,260	\$32,197,374	\$965,921,220
Average Annual Assessed Value of New Construction	\$3,836,460	\$115,093,796	\$14,741,379	\$442,241,375	\$11,269,081	\$338,072,427
Annual Tax Revenue Growth	\$32,610	\$978,297	\$125,302	\$3,759,052	\$79,367	\$2,380,996
Market Value at Buildout	\$3,864,055,140		\$5,802,997,860		\$6,227,683,902	
Tax Value at Buildout	\$1,120,575,991		\$1,806,028,332		\$1,806,028,332	
Total Tax Revenues at Buildout	\$9,524,896		\$14,304,390		\$15,351,241	

Indirect / Induced Jobs

Table 1-4 provides a breakdown of the indirect or induced job potential for the three alternatives at annual, 30 year, and total buildout projection periods. Alternative 3 is estimated to provide the highest potential for indirect / induced jobs and wages of all of three alternatives, providing approximately 40 percent more indirect jobs at buildout than Alternative 1 (second highest estimated indirect / induced jobs). Because indirect and induced jobs are created outside PuebloPlex but result from the employment at PuebloPlex, they are an indicator of the regional impact of PuebloPlex redevelopment on the larger economy. These jobs are associated with the additional demand created for service, technical support, logistics, and transportation workers within the greater Pueblo Region.

Table 1-4. Estimated Indirect Job Creation Potential for Plan Alternatives

Evaluation Criteria	Alternative 1		Alternative 2		Alternative 3	
	Total Indirect / Induced Jobs	Total Indirect / Induced Wages	Total Indirect / Induced Jobs	Total Indirect / Induced Wages	Total Indirect / Induced Jobs	Total Indirect / Induced Wages
1 Year	160	\$4,816,586	270	\$8,961,419	377	\$16,070,282
30 Year	4,830	\$144,497,559	8,124	\$268,842,542	11,347	\$482,108,468
Buildout	60,602	\$1,825,816,060	49,617	\$1,641,878,013	97,934	\$4,160,914,047

Quality of Life

All of the alternatives would provide quality of life benefits through the creation of Recreation and Open Space areas, and by providing increased local opportunities for education and training. Potential uses for these areas include passive trails or motocross, but most areas can be made flexible enough to accommodate multiple types of recreational uses.

Each plan includes over 2,000 acres of designated Recreation / Open Space, with Alternative 1 designating over 4,000 acres for this use. In addition to the traditional Recreation / Open Space element, Alternative 2 also includes the land use category Gateway to the West, which could introduce a regional or global entertainment opportunity to Pueblo.

Though Alternative 1 may provide the largest amount of Recreation and Open Space area, Alternative 3 provides the largest land area for education and training opportunities, which can impact the surrounding communities by improving accessibility to local skills training.

Alternative 3 is the only alternative with a residential component, in the form of Work Force Housing, which would support other uses in the plan through an affordable option for workers employed at PuebloPlex.

Environmental Impacts

Many areas of environmental concern are associated with all three alternatives. Along the western and eastern boundaries of the site are numerous Solid Waste Management Units (SWMUs) which are subject to ongoing investigation and remediation activities over the next

five years under the performance-based Army Corps contract. The current goal is to have all SWMUs at PuebloPlex remediated to industrial-use standards. With this level of cleanup, additional remediation efforts would be required outside the capacity of the Army Corps contract.

Areas of the site have ground water contamination from explosives and chlorinated solvents which will likely require years of treatment or monitoring and may impact localized development. These areas are located in the south and south central portions of the property.

SWMUs 14 and 60 are landfills located near the south central border and are development constrained presenting future development challenges. This area has implications for all three alternatives which identify these SWMUs as Educational / Training use.

Alternative 1

The proposed landfill in Alternative 1 is in a designated Munitions and Explosives Area of Concern (MEC), which may be impacted depending on the burial depths of the proposed landfill. SWMUs located in the area designated Agriculture Research and Development may impact agricultural development potential due to continuous working of the land.

SWMUs 19 and 48 are designated Distribution / Warehouse use, which may not be feasible due to the designation of these SWMUs as "No Further Action" (NFA) with restrictions limiting use to wildlife.

If the entire PuebloPlex property is cleaned to industrial-use standards, the uses potentially requiring remediation to a higher level would be areas designated for Service / Commercial, Education / Training, and possibly Law Enforcement uses. This additional level of remediation would not be funded by the Army Corps.

This alternative has the smallest area of land designated for Service / Commercial and Law Enforcement, potentially requiring the least amount of additional remediation.

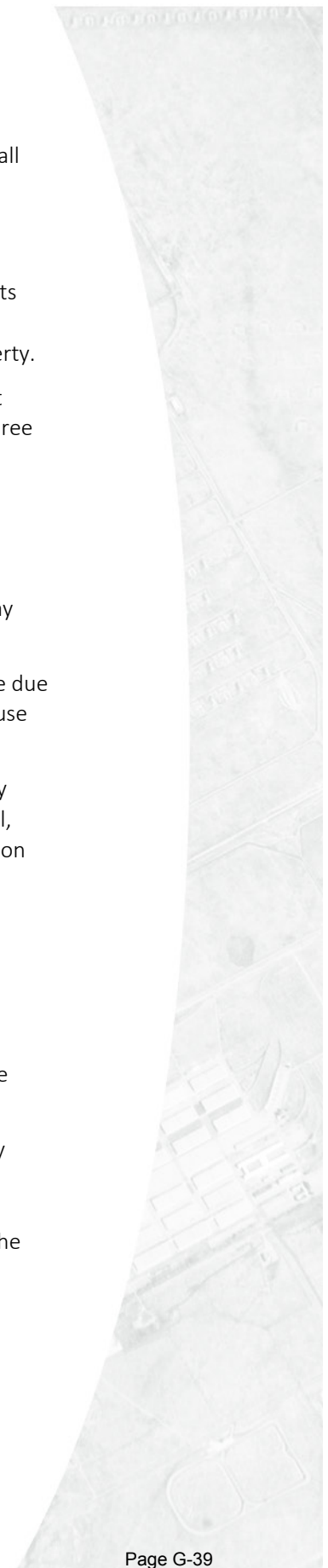
Alternative 2

In Alternative 2, SWMUs 19 and 48 are included in the Distribution / Warehouse and Rail Distribution / Commercial Storage / Grain Storage areas which may be restricted due to the NFA designation limiting use to wildlife.

If the entire PuebloPlex property is cleaned to industrial use standards, the uses potentially requiring remediation to a higher level would be areas designated Service / Commercial, Education / Training, and possibly some Law Enforcement uses. This additional level of remediation would not be funded by the Army Corps. Depending on the intended use of the Gateway to the West area, this area may also require a higher level of remediation which would make Alternative 2 the most costly for environmental cleanup.

Alternative 3

In Alternative 3, SWMUs 19 and 48 are included in the Manufacturing areas which may be restricted due to the NFA designation limiting use to wildlife.



If the entire PuebloPlex property is cleaned to industrial use standards, the uses potentially requiring remediation to a higher level would be areas designated Service / Commercial, Education / Training, and Work Force Housing. This additional level of remediation would not be funded by the Army Corps. The area designated Workforce Housing is within the area of the Southwest Terrace groundwater plume – an area identified with known groundwater contamination.

Conveyance Strategies and Techniques

Conveyance strategies vary slightly among the use types, but generally include transfer through Economic Development Conveyance (EDC), Public Benefit Conveyance (PBC), or public sale. Land that has potential for direct employment will most likely be transferred via EDC, though can be sold to the public through the Army. A disadvantage of public sale is that the PDADA would lose control of the terms of development and the land would be governed by zoning. Transfer via EDC would allow for the greatest flexibility of developmental options and control.

Uses that are related to education would be eligible for Public Benefit Conveyance (PBC), though this type of transfer contains criteria demonstrating that the use is fundamentally educational under federal requirements and the organizational and financial ability to acquire the property and carry out the proposed programs. Once conveyed, the property is encumbered by a deed restriction that the property is used solely and continuously for a period of 30 years. Inclusion of this area part of an EDC would provide flexibility to promote the area to a variety of different educational users.

Future Land Use and Zoning

Future land use provides the vision for how a community desires to grow and develop based on land uses within their boundaries over a defined planning horizon. Future land use provides a blueprint for development by identifying the land use classifications that are representative of the community vision.

The Employment Center – Light Industrial Mixed Use future land use category has the following potential incompatibilities with proposed uses of the three alternative plans.

Alternative 1

Alternative 1 may be incompatible with the Employment Center – Light Industrial Mixed Use future land use category due to the proposed landfill in this alternative which could result in the emission of odors, which is prohibited in this land use category.

Alternative 2

The most significant potential incompatibility with the Employment Center – Light Industrial Mixed Use future land use category in Alternative 2 is related to the potential for Rail Distribution which could introduce excessive noise to the area. Since the site has a history of rail-related use, the potential for conflict may be de minimis. Methods for mitigating offsite impacts of a major rail distribution facility or switching yard should be considered in the final plan development.

Alternative 3

Alternative 3 has the greatest potential for incompatibility with the Employment Center – Light Industrial Mixed Use future land use category dependent on the types and intensities of manufacturing uses onsite. Industries that produce or emit excessive smoke or generate high levels of noise are restricted from this land use category. The main incompatibility identified in Alternative 3 is the Work Force Housing component. Methods for mitigating impacts from industrial uses on residential uses should be considered in the final plan development.

In evaluating the land surrounding the PuebloPlex site and zoning, no constraints were identified. The land uses surrounding the site are predominantly rural agricultural with zoning that encourages large parcels with low density residential development (minimum 35 acre lots with up to two units). Low density development on large parcels is compatible with industrial and manufacturing uses proposed in all three alternatives for the PuebloPlex site.

The PuebloPlex site is within the S-1 Public Use District Zoning District which is intended for public uses. Consideration should be given to rezoning the site to a district that supports the types of development considered for PuebloPlex and will provide development certainty for investors that may otherwise be discouraged due to lack of defined uses and development standards in the S-1 Public Use District Zoning District.

All three alternatives centralize industrial uses on the property buffering them from surrounding areas outside PuebloPlex. This pattern of internal development minimizes impacts that have potential external influences.

Front End Public Costs

Water and wastewater are challenges for each alternative. The PuebloPlex site has an unknown quantity of potable water available to support redevelopment and costs for water treatment and distribution are currently undefined. Similarly, the cost associated with wastewater collection and treatment is unknown but expected to be a critical and potentially costly component of redevelopment.

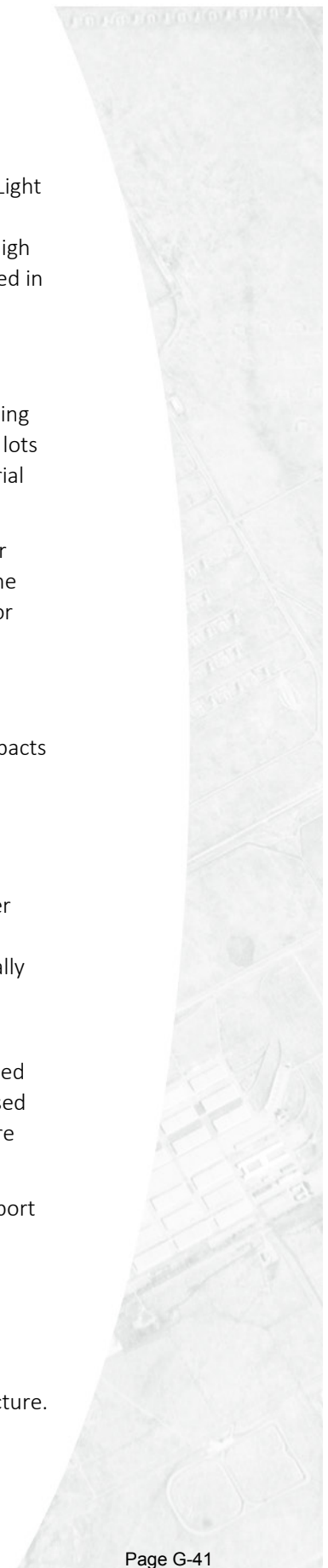
Rail infrastructure may require investment to attract freight-related users. While some portions of the rail lines are considered in good condition, the majority of existing rail-related uses move empty train cars at slow speeds. Any fully-loaded freight movements or increased transportation speeds through the site may necessitate upgrades. Additional rail sidings are envisioned on an as-needed basis.

Internal roadways are in fair to average condition and will require phased upgrades to support redevelopment.

Electric and natural gas systems are envisioned to be privately operated or operated as enterprise funds. It is anticipated that any utility upgrades will be added to service rates.

Alternative 1

This Alternative includes approximately 24 miles of roadways and 23 miles of rail infrastructure. While the infrastructure is usable in its current condition, upgrades should be budgeted



annually for improvements to each of these systems. An overall budget of \$12 million for roadways should be included every fifteen years, or \$800,000 annually. For rail upgrades, a budget of \$1.3 million should be included every twenty years, or approximately \$65,000 annually.

Alternative 2

This Alternative includes approximately 29 miles of roadways and 18 miles of rail infrastructure. While the infrastructure is usable in its current condition, upgrades should be budgeted annually for improvements to each of these systems. An overall budget of \$15 million for roadways should be included every fifteen years, or \$1 million annually. For rail upgrades, a budget of \$1.0 million should be included every twenty years, or approximately \$50,000 annually.

Alternative 3

This Alternative includes approximately 25 miles of roadways and 23 miles of rail infrastructure. While the infrastructure is usable in its current condition, upgrades should be budgeted annually for improvements to each of these systems. An overall budget of \$12.5 million for roadways should be included every fifteen years, or \$835,000 annually. For rail upgrades, a budget of \$1.3 million should be included every twenty years, or \$65,000 annually.

Homeless Needs Accommodation

In accordance with the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, with respect to the use and transferability of any portion of a closed military installation, the Secretary of Defense is required to:

- Identify buildings and property for which a Federal department or agency has a use or will accept a transfer
- Identify any surplus property
- Submit information for the surplus property to the Secretary of Housing and Urban Development (HUD) and the redevelopment authority
- Publish information for the surplus property in the Federal Register

The Act also requires the Local Redevelopment Authority to identify interested homeless providers and State and local entities interested in property acquisition through the solicitation of Notices of Interest.

Three Notices of Interest have been received which qualify for consideration under the Act. Two of the requests were submitted through Homeless Assistance and Continuum of Care Organization, from the Pueblo Rescue Mission and the Pueblo Cooperative Care, and a third Public Benefit Conveyance Request was received for a Joint Law Enforcement initiative.

The Pueblo Rescue Mission is interested in space for:

- Laundry facilities
- Bicycle repair shop
- Donation processing facility
- Hydroponic gardening

Pueblo Cooperative Care is interested in igloo storage space.

The Joint Law Enforcement Partners are interested in space for:

- Vehicular driving track
- 10-acre bomb squad training
- Rifle / pistol, tactical, tubular assault ranges
- Live fire shoot house
- Classroom facilities
- Igloo storage

Alternative 1

Alternative 1 could accommodate the needs of the Pueblo Rescue Mission and Pueblo Cooperative Care within the existing igloo storage area. Another option for the Pueblo Rescue Mission would be to utilize one of the existing warehouses which would provide good access to the southern entrance at US Highway 50. As currently planned, Alternative 1 could not accommodate the Joint Law Enforcement Partner's request for 300 – 400 acres of land.

Alternative 2

Alternative 2 could accommodate the needs of the Pueblo Rescue Mission and Pueblo Cooperative Care within the existing igloo storage area. Another option for the Pueblo Rescue Mission would be to utilize one of the existing warehouses which would provide good access to the southern entrance at US Highway 50. Alternative 2 could accommodate the Joint Law Enforcement Partners request.

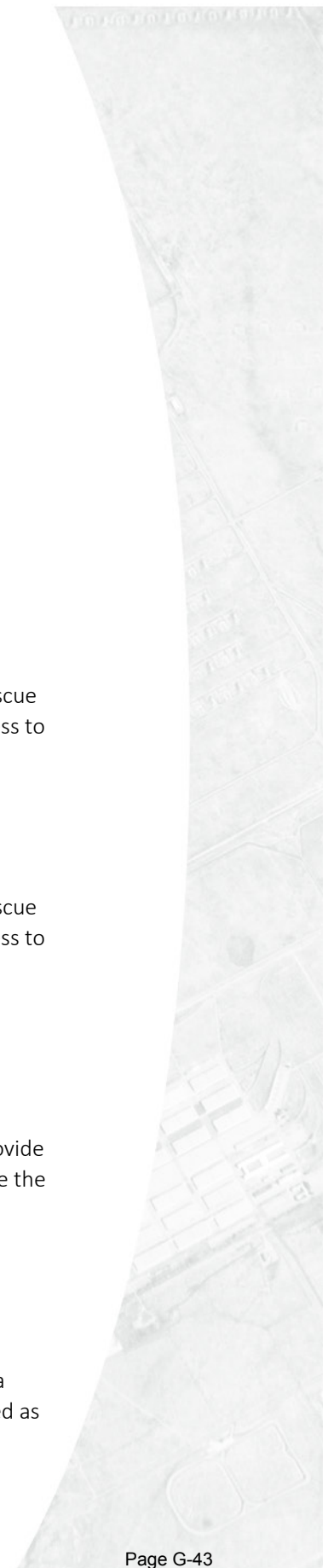
Alternative 3

Alternative 3 could accommodate the needs of the Pueblo Rescue Mission and Pueblo Cooperative Care within the existing igloo storage area in Parcel 3. Another option for the Pueblo Rescue Mission would be to utilize one of the existing warehouses which would provide good access to the southern entrance at US Highway 50. Alternative 3 could accommodate the Joint Law Enforcement Partners request.

Alternatives 2 and 3 can accommodate the requests from all three organizations.

Infrastructure & Transportation Demands

Rough order of magnitude (ROM) costs for infrastructure and site improvements were developed for each alternative plan. The redevelopment of all three alternatives assumes a basic development cost for site improvements common to all plans. These costs are defined as trunk costs and total \$144,544,000 disaggregated into the following:



■ State Highway 50 Interchange with Bridges over highway and Rail Line:	\$85,000,000
■ Water Treatment:	\$20,000,000
■ Wastewater Treatment:	\$25,000,000
■ Water Rights:	\$ 6,500,000
■ Offsite Water Infrastructure:	\$ 5,544,000
■ Water Tanks:	\$ 2,500,000
■ Total Trunk Infrastructure Costs:	\$144,544,000

A standardized development cost per acre (\$75,000) was used as a baseline for development costs for all uses. Development costs for each alternative are presented in Tables 1-5 through 1-7.

Table 1-5. Estimated Plan Alternative 1 Front-End Costs

Land Use	Alternative 1 Acreage	FAR	Total Building SF @ Buildout	Developable Acreage (ac)	Development Costs per Acre	ROM Costs
Agriculture (R & D)	1,302	0.0050	283,576	26.0	\$75,000	\$1,953,000
Recreation / Open Space	4,138	0.0025	450,628	41.4	\$75,000	\$3,103,500
Education / Training	834	0.1250	4,541,130	417.0	\$75,000	\$31,275,000
Service Commercial	100	0.1500	653,400	60.0	\$75,000	\$4,500,000
Distribution / Warehouse	3,002	0.2500	32,691,780	3,002.0	\$75,000	\$225,150,000
Igloo Storage	3,288	0.0100	1,432,253	131.5	\$75,000	\$9,864,000
Landfill	1,014	0.0025	110,425	10.1	\$75,000	\$760,500
Recycle	387	0.0150	252,866	23.2	\$75,000	\$1,741,500
Energy Park	400	0.0100	174,240	16.0	\$75,000	\$1,200,000
Law Enforcement	50	0.0200	43,560	4.0	\$75,000	\$300,000
Water Recharge Area	401					
Total Sub-Trunk/Intract Development Costs	14,916		40,633,857			\$279,847,500
Total Trunk Infrastructure Costs						\$144,544,000
Total Hard Costs						\$424,391,500
Soft Costs (25% of Hard Costs)						\$106,097,875
Contingency (25% of Total Costs)						\$132,622,344
Total Development Costs						\$663,111,719

Alternative 1 exhibits the lowest overall estimated cost for development due largely to the inclusion of land uses that do not require brick and mortar construction such as Recreation / Open Space, Agriculture Research and Development, and Landfill operations, which comprise approximately 44 percent of the developable site area. The most intensive development type in this alternative is the Distribution / Warehouse use which includes 3,002 acres of land.

Alternative 1 includes approximately 40,633,800 square feet of building space, which is the least of all three alternatives. The Distribution / Warehouse use is estimated to include over 32,691,700 square feet of building space at an estimated cost of \$225,150,000.

Table 1-6. Estimated Alternative 2 Front End Costs

Land Use	Alternative 2 Acreage	FAR	Total Building SF @ Buildout	Developable Acreage (ac)	Development Costs per Acre	ROM Costs
Agriculture (R & D)	536	0.0050	116,741	10.7	\$75,000	\$804,000
Education / Training	663	0.1250	3,610,035	331.5	\$75,000	\$24,862,500
Service Commercial	115	0.1500	751,410	69.0	\$75,000	\$5,175,000
Distribution / Warehouse	1,076	0.2500	11,717,640	1,076.0	\$75,000	\$80,700,000
Igloo Storage	3,179	0.0100	1,384,772	127.2	\$75,000	\$9,537,000
Energy Park	2,319	0.0100	1,010,156	92.8	\$75,000	\$6,957,000
Law Enforcement	1,360	0.0200	1,184,832	108.8	\$75,000	\$8,160,000
Recreation Trails / Motocross	1,928	0.0025	209,959	19.3	\$75,000	\$1,446,000
Gateway to West	2,086	0.1500	13,629,924	1,251.6	\$75,000	\$93,870,000
Rail Dist. / Com. Storage / Grain Storage	784	0.2000	6,830,208	627.2	\$75,000	\$47,040,000
Incubator Space for New Industry	371	0.1500	2,424,114	222.6	\$75,000	\$16,695,000
Water Recharge Area	404					
Total Sub-Trunk/Intract Development Costs	14,821		42,869,792			\$295,246,500
Total Trunk Infrastructure Costs						\$144,544,000
Total Hard Costs						\$439,790,500
Soft Costs (25% of Hard Costs)						\$109,947,625
Contingency (25% of Total Costs)						\$137,434,531
Total Development Costs						\$687,172,656

The estimated cost of development for Alternative 2 is \$24, 060,937 higher than development costs estimated for Alternative 1, with the highest cost associated with the Gateway to the West development. Precise development costs for this land use is highly variable as it can include a broad list of potential use types each having very different requirements. The development demand for “dude ranches” is significantly lower than a large scale western theme park. The development cost estimated for the Gateway to the West use which includes over 2,000 acres of land and assumed to require over 13,629,900 square feet of building space was estimated to have a development cost of \$93,870,000. This alternative includes the second largest amount of building space, at 42,869,792 square feet. The use with the second

highest cost for development is Distribution / Warehouse. Although this use is smaller scale than Alternative 1, the estimated development cost is \$80,700,000. Areas of Alternative 2 with the lowest development costs include the Agriculture Research and Development and Recreation Trails / Motocross uses which comprise 2,464 acres, or less than 20 percent of the developable land.

Table 1-7. Estimated Alternative 3 Front End Costs

Land Use	Alternative 3 Acreage	FAR	Total Building SF @ Buildout	Developable Acreage (ac)	Development Costs per Acre	ROM Costs
Agriculture (R & D)	502	0.0050	109,336	10.0	\$75,000	\$753,000
Recreation / Open Space	2,436	0.0025	265,280	24.4	\$75,000	\$1,827,000
Education / Training	460	0.1250	2,504,700	230.0	\$75,000	\$17,250,000
Service Commercial	150	0.1500	980,100	90.0	\$75,000	\$6,750,000
Distribution / Warehouse	746	0.2500	8,123,940	746.0	\$75,000	\$55,950,000
Igloo Storage	3,288	0.0100	1,432,253	131.5	\$75,000	\$9,864,000
Energy Park	1,909	0.0100	831,560	76.4	\$75,000	\$5,727,000
Law Enforcement	904	0.0200	787,565	72.3	\$75,000	\$5,424,000
Work Force Housing	272	0.0050	59,242	5.4	\$75,000	\$408,000
Aerospace / High Tech R & D	549	0.1500	3,587,166	329.4	\$75,000	\$24,705,000
Manufacturing	641	0.2500	6,980,490	641.0	\$75,000	\$48,075,000
Heavy Manufacturing	2,560	0.2500	27,878,400	2,560.0	\$75,000	\$192,000,000
Water Recharge Area	424					
Total Sub-Trunk/Intract Development Costs	14,841		53,540,032			\$368,733,000
Total Trunk Infrastructure Costs						\$144,544,000
Total Hard Costs						\$513,277,000
Soft Costs (25% of Hard Costs)						\$128,319,250
Contingency (25% of Total Costs)						\$160,399,063
Total Development Costs						\$801,995,313

Alternative 3 is estimated to have the highest development costs with over 3,200 acres proposed for Manufacturing / Heavy Manufacturing use. The total development cost of the Manufacturing area is estimated at just over \$240,070,000. Alternative 3 also provides the largest quantity of building space at 53,540,032 square feet. Land uses in Alternative 3 with the lowest development cost include the Recreation / Open Space, Agriculture Research and Development, and Work Force Housing. These three uses constitute slightly more than 21 percent of the developable land.

Comparatively, Alternative 3 has the highest development costs due to the largest square footage of building space to support development. Alternative 3 includes more than 10,670,200 square feet of building area than Alternative 2.

Alternatives 1 and 2 are expected to have similar impacts on infrastructure and transportation demand since the building square footages at buildout are similar and employment numbers are comparable. Alternative 3 has the greatest potential for employment, which would increase the demand on the transportation and infrastructure systems.

Access & Circulation

The access and circulation costs are considered part of the infrastructure trunk costs common to all three plan alternatives. Though there are common improvements such as the interchange improvement at US Highway 50 and trunk rail line improvements to the site, the cost of some infrastructure between plans will likely be higher. Alternative 2 includes a larger internal roadway network to support the Gateway to the West use, while Alternatives 1 and 3 include a more robust internal railway network to support the landfill in Alternative 1 and Heavy Manufacturing in Alternative 3.

Demolition of Buildings & Facilities

The assessment of building conditions identified structures with reuse potential, as well as structures that would most likely require demolition. Buildings currently lacking structural integrity would be subject to demolition regardless of the alternative being evaluated, though based on the specific land use areas identified in the individual plans, there may be existing structures with reuse potential in areas that are not consistent with the proposed use. This would be the case in areas where structures are not conducive to the use, including agricultural, recreational, and landfill operations, where demolition would generally be recommended.

Demolition cost associated with building areas:

- Series 500 buildings: \$3,000,000 per structure
- Series 700 buildings: \$400,000 per structure

Alternative 1

Alternative 1 would require demolition of some 500 series warehouses and all 700 series warehouses. Demolition of the 500 series structures which are least suitable for reuse is estimated at \$20,000,000. The cost for demolishing all 700 series structures is estimated at \$4,500,000. The renovation cost for the remaining 500 series structures is estimated at \$110,000,000. The renovation costs associated with the storage igloos is estimated at \$3,000,000.

- Total building renovation and demolition ROM cost for Alternative 1: \$137,500,000



Alternative 2

Alternative 2 would require demolition of some 500 series warehouses and some 700 series warehouses. The demolition of the 500 series structures least suitable for reuse is estimated at \$20,000,000. The cost of demolition for the 700 series structures is estimated at \$1,900,000. The renovation cost for the remaining 500 series structures is estimated at \$110,000,000. The renovation cost for the remaining 700 series structures is estimated at \$1,900,000. The renovation cost associated with the storage igloos is estimated at \$3,000,000.

- Total building renovation and demolition ROM cost for Alternative 2: \$142,500,000

Alternative 3

Alternative 3 would require the demolition of some 500 series warehouses, and some 700 series warehouses. The demolition of the 500 series structures least suitable for reuse is estimated at \$20,000,000. The cost of demolition of 700 series structures is estimated at \$1,900,000. The renovation cost associated with the remaining 500 series structures is estimated at \$110,000,000. The renovation cost associated with the remaining 700 series structures is estimated at \$1,900,000. The renovation cost associated with the storage igloos is estimated at \$3,000,000.

- Total building renovation and demolition ROM cost for Alternative 3: \$142,500,000

Utility Needs / Costs / Upgrades

The utility needs and cost of upgrades are considered part of the infrastructure trunk costs common to all three plan alternatives. Without specific uses identified for each plan alternative, it is not possible to determine additional demand on the existing infrastructure or cost associated with upgrades and / or improvements necessary for support, though more intensive activities would have a larger demand on certain systems including electrical systems, potable water, and wastewater collection systems.

Buildout Timeframes

Several factors are utilized to determine buildout timeframes. Table 1-8 identifies timeframes for specific uses based on the average annual absorption rate within the region and the total number of acres for each land use in each alternative. The Igloo Storage timeframe is based on the assumption that the remaining igloos will be absorbed over the first 20 years of redevelopment.

Some of the largest buildout timeframes are associated with the largest land uses:

- Alternative 1: Distribution / Warehouse – 3,002 acres = 429 years to buildout
- Alternative 2: Education / Training – 663 acres = 166 years to buildout
- Alternative 3: Heavy Manufacturing – 465 years to buildout

Table 1-8. Estimated Buildout Timeframes

Land Use	Alternative 1				Alternative 2				Alternative 3			
	1-25 Years	26-50 Years	51-99 Years	100+ Years	1-25 Years	26-50 Years	51-99 Years	100+ Years	1-25 Years	26-50 Years	51-99 Years	100+ Years
Work Force Housing									✓			
Service Commercial	✓					✓				✓		
Education / Training				✓				✓				✓
Distribution / Warehouse				✓				✓				✓
Energy Park			✓				✓				✓	
Igloo Storage	✓				✓				✓			
Aerospace / High Tech R & D												✓
Manufacturing												✓
Heavy Manufacturing												✓
Landfill			✓									
Recycle		✓										
Gateway to the West								✓				
Incubator Industry							✓					
Rail Distribution							✓					
Law Enforcement	✓				✓				✓			
Agriculture (R & D)	✓				✓				✓			
Recreation / Open Space	✓				✓				✓			
Water Recharge	✓				✓				✓			

The buildout estimates are based on the absorption rate and amount of land, though there are other factors that can shorten or lengthen buildout time. Uses such as Education / Training and Incubator Industry could potentially experience a reduction in buildout time by attracting a major educational campus, like Colorado State University. The attraction of an anchor logistics or distribution entity could likewise increase absorption rates for Distribution / Warehouse, which would reduce buildout timeframes.

Many other land use types, including Rail Distribution, Gateway to the West, and all types of Manufacturing could experience a reduced buildout timeframe by attracting anchor business interested in developing all or most of the available land.

Public versus Private Ownership

Services including electric and gas are typically owned, operated, and maintained by existing regional utility operators, and their management would be consistent among all three alternatives.

The rail system is another element common to all three alternatives, which could be leased to a rail operator, with a contractual agreement detailing responsibilities for maintenance and upgrades.

The storage igloos are another commonality among the three alternatives, and offer an opportunity for the LRA to maintain ownership, which can serve as a revenue generating source for the redevelopment of other site areas.

Alternative 1

The distribution of uses typically owned by public and private sectors programmed in Alternative 1 is provided below.

Public	Private
<ul style="list-style-type: none"> ▪ Education / Training ▪ Law Enforcement ▪ Recreation / Open Space ▪ Water Recharge 	<ul style="list-style-type: none"> ▪ Agricultural ▪ Distribution / Warehouse ▪ Energy Park ▪ Service Commercial

The Landfill / Recycling use is excluded from the uses above since it could potentially be owned and operated by the public or private sector. While it is common for governmental entities to control waste services, potential costs associated with permitting could increase options for implementation by a private entity willing to invest more in permitting for potential long-term financial returns.

Approximately 32 percent of the 14,916 acres in Alternative 1 are planned for uses that are traditionally privately owned.

Alternative 2

The distribution of uses typically owned by public and private sectors programmed in Alternative 2 is provided below.

Public	Private
<ul style="list-style-type: none"> ▪ Education / Training ▪ Law Enforcement ▪ Incubator Industry ▪ Recreation / Open Space ▪ Water Recharge 	<ul style="list-style-type: none"> ▪ Agricultural ▪ Distribution / Warehouse ▪ Energy Park ▪ Service Commercial ▪ Gateway to the West ▪ Rail Distribution

The Incubator Industry can often be linked to educational uses, due to many incubator projects supported and / or operated by educational institutions.

Approximately 47 percent of the 14,821 acres in Alternative 2 are planned for uses that are traditionally privately owned.

Alternative 3

The distribution of uses typically owned by public and private sectors programmed in Alternative 3 is provided below.

Public	Private
<ul style="list-style-type: none"> ▪ Education / Training ▪ Law Enforcement ▪ Work Force Housing ▪ Recreation / Open Space ▪ Water Recharge 	<ul style="list-style-type: none"> ▪ Aerospace / High Tech R & D ▪ Agricultural ▪ Distribution / Warehouse ▪ Energy Park ▪ Service Commercial ▪ Manufacturing

The Work Force Housing element in this alternative would most likely be owned, operated, and maintained by a public housing operator. A critical factor for the success of a Work Force Housing use is the operator’s ability to ensure long-term housing affordability.

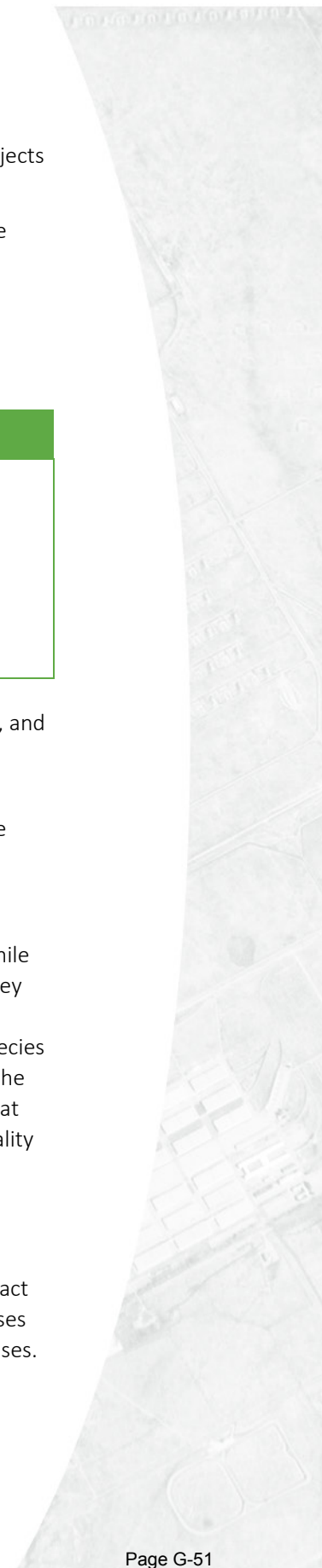
Approximately 48 percent of the 14,841 acres in Alternative 3 are planned for uses that are traditionally privately owned.

Public versus Private Use

When considering the benefits of public and private use, it is important to consider that while large open areas devoted to recreational uses typically equate to a higher quality of life, they also impact the local economy. Recreation / Open Space areas increase public access to outdoor spaces and recreational amenities while promoting the preservation of wildlife species and habitat. However, land that is allocated to Recreation / Open Space is removed from the pool of developable land and reduces overall employment potential. It should be noted that open space can also be considered an amenity by potential employers that adds to the quality of life of their employees.

Alternative 1

Alternative 1 contains the largest amount of public land as Recreation / Open Space which provides more opportunities for increased recreational amenities but has the greatest impact on direct employment. Alternative 1 provides the greatest balance of public and private uses with the greatest area of open space and mix of education, law enforcement, and landfill uses.



Alternative 2

Alternative 2 proposes less Recreation / Open Space than Alternatives 1 and 3, and designates approximately 1,500 acres to Energy Park use which generates the same number of jobs per acre as Recreation / Open Space.

The Energy Park use replaces some of the quality of life and environmental benefits with a private use that does not increase employment opportunities, though it can benefit the local economy from revenue generation. In addition to the Energy Park, Alternative 2 includes more than 2,000 acres as Gateway to the West use, which has the potential to generate over 13,000 jobs. This land use could also have a positive impact on quality of life by providing a source of regional entertainment, which depending on the specific use, could have global appeal.

Alternative 3

Alternative 3 proposes less Recreation / Open Space than Alternative 1 but more than Alternative 2 and designates nearly 1,300 acres to Energy Park use which generates the same number of jobs per acre as Recreation / Open Space.

The Energy Park use replaces some of the quality of life and environmental benefits with a private use that does not increase employment opportunities, though it can benefit the local economy from revenue generation. In addition to the Energy Park use, Alternative 3 allocates some area included as Recreation / Open Space in Alternative 1 for Manufacturing. The Manufacturing use has the potential to generate more than ten times the number of jobs as Recreation / Open Space but does not preserve the quality of life or environmental benefits associated with this land use.

Operation & Maintenance

The evaluation of the three alternatives demonstrated little variation in operating costs between the plans. The essential overhead cost of the LRA is expected to be the same across all the plan alternatives as they contain similar development characteristics. Differences will likely be in the form of incremental maintenance costs for road and rail infrastructure, and marketing costs.

The LRA's Baseline Budget of approximately \$838,000 includes personnel, marketing, travel, equipment, supplies, contracted services, utilities, and insurance. Additional marketing could result in increased costs in the \$100,000 - \$150,000 range. Other costs associated with travel and / or promotional activities could require as much as \$40,000 - \$60,000 annually.

Additional costs related to public safety for the provision of four Sherriff patrols are estimated to cost \$119,000 annually for all three alternatives. Standing up a fire department at PuebloPlex is estimated to cost \$500,000 – \$750,000 for all of the plan alternatives.

Alternative 1

Operation and maintenance costs anticipated for Alternative 1 include:

- Estimated Roadway Maintenance.: \$168,000 - \$203,000/ year
(placing Alternative 1 at the low end of this range)
- Track Maintenance if assumed by LRA: \$180,000 - \$360,000 / year
(placing Alternative 1 at the high end of this range)

Alternative 2

Operation and maintenance costs anticipated for Alternative 2 include:

- Estimated Roadway Maintenance.: \$168,000 - \$203,000/ year
(placing Alternative 2 at the high end of this range)
- Track Maintenance if assumed by LRA: \$180,000 - \$360,000 / year
(placing Alternative 2 at the low end of this range)

Alternative 3

Operation and maintenance costs anticipated for Alternative 3 include:

- Estimated Roadway Maintenance.: \$168,000 - \$203,000/ year
(placing Alternative 3 at the high end of this range)
- Track Maintenance if assumed by LRA: \$180,000 - \$360,000 / year
(placing Alternative 3 at the high end of this range)

Evaluation Summary

Table 1-9 provides a comparative summary of factors evaluated for each plan alternative. Alternative 3 provides the greatest job creation and direct employment, the greatest wage impact, greatest tax revenue, greatest potential for balance between public and private ownership, greatest building reuse (along with Alternative 2), and ability to meet Homeless Needs (along with Alternative 2).

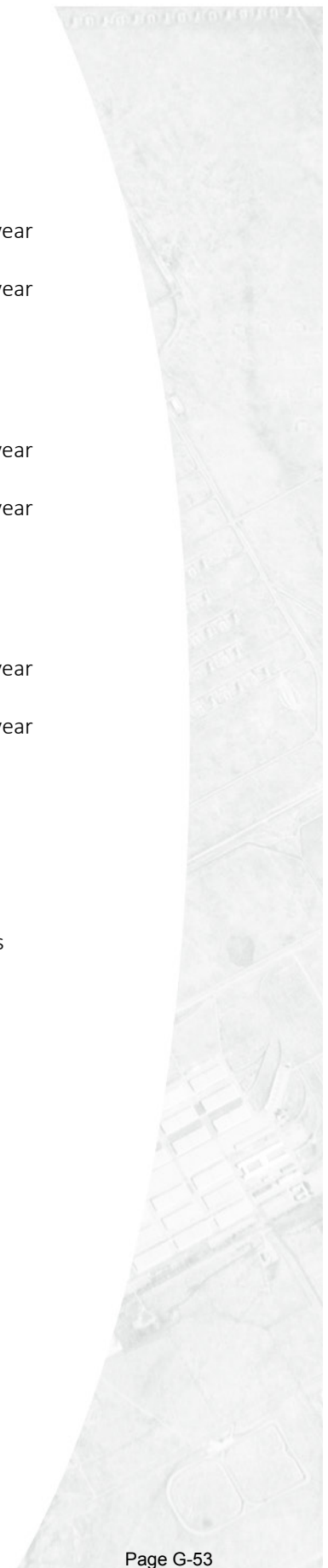


Table 1-9. Evaluation Summary of Three Plan Alternatives

Factors	Alternative 1	Alternative 2	Alternative 3
Greatest Direct Job Creation			✓
Indirect Job Creation			✓
Greatest Annual Wage Impact			✓
Greatest Annual Tax Revenue		✓	
Greatest Tax Revenue at Buildout			✓
Buildout within 50 years	67%	52%	53%
Greatest Impact on Quality of Life			✓
Lowest Front End Costs	✓		
Public / Private Ownership	32%	47%	48%
Lowest Environmental Impacts	✓		
Lowest Cost of Development (Infrastructure)	✓		
Greatest Amount of Building Reuse		✓	✓
Lowest Demolition Costs	✓		
Most Compatible with Zoning and Land Uses		✓	
Balance of Public / Private Uses	✓		
Homeless Needs Accommodation		✓	✓
Lowest Operation & Maintenance Costs	✓	✓	✓

Conclusion

One of the key objectives of the PuebloPlex Redevelopment Plan is to maximize opportunities for economic development and job creation that promotes the highest and best use of the land, while remaining consistent with the communities' overall vision for PuebloPlex. Each plan alternative varies in the types of uses and development intensities, providing three unique options for redevelopment. Alternative 1 focuses on low impact development, providing large open space areas for recreational use. Alternative 2 focuses on utilizing the existing rail infrastructure, while still preserving large land areas for open space and recreation and entertainment opportunities for the Pueblo region. Alternative 3 provides large employment areas to maximize job opportunities and local earning potential. Based on the evaluation of the

three preliminary alternatives, including but not limited to job creation potential, development costs, quality of life benefits, and environmental conditions, as well as input and recommendations from multiple stakeholder groups and the public, Alternative 3 is the most complete for achieving goals of the PuebloPlex redevelopment in conjunction with community vision. Alternative 3 was preferred by the majority of stakeholders and public meeting attendees, and ranked the highest among the alternatives in the evaluation process, as indicated in the evaluation summary.



Please see the next page.

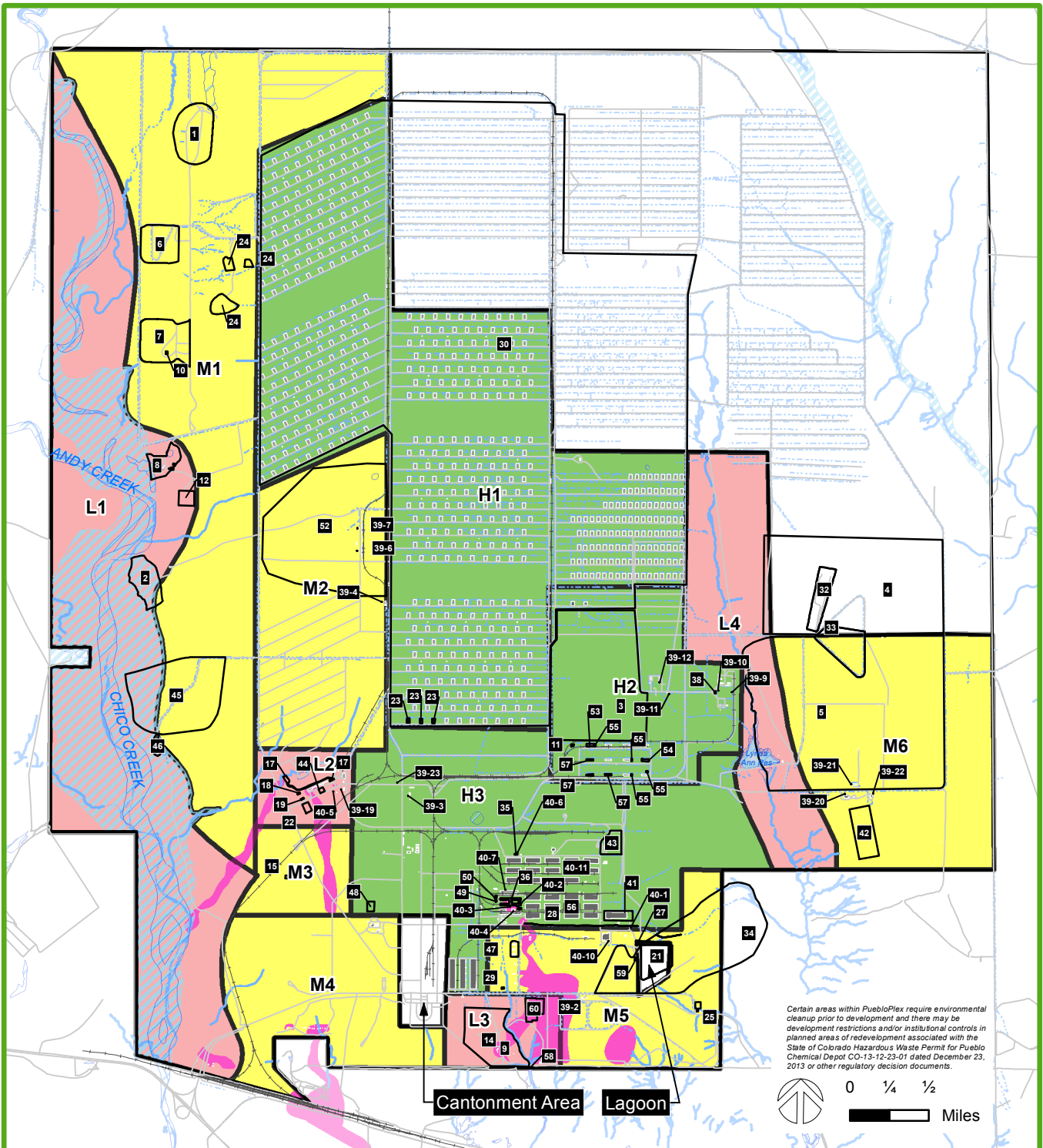


**Appendix H – State of Colorado Hazardous Waste Permit
CO-13-12-23-01 for Pueblo Chemical Depot SWMU Land Use Controls**

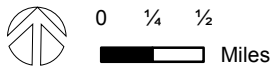


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Certain areas within PuebloPlex require environmental cleanup prior to development and there may be development restrictions and/or institutional controls in planned areas of redevelopment associated with the State of Colorado Hazardous Waste Permit for Pueblo Chemical Depot CO-13-12-23-01 dated December 23, 2013 or other regulatory decision documents.



Source: Matrix Design Group, 2015

Legend

- | | | | |
|----------------------|----------------------------|--------------------|----------|
| Low Suitability | Development Areas | Stream | Igloo |
| Moderate Suitability | SWMU Boundary | Ditch | Building |
| High Suitability | SWMU Number | Surface Water Body | Road |
| | Approximate Plume Boundary | Wetland | Railroad |
| | | Floodplain | |

PUEBLOPLEX REDEVELOPMENT PLAN

Development Suitability

PuebloPlex_DevSuitability_with_hazards_Letter_2016_02_16e_EBR.pdf

**State of Colorado Hazardous Waste Permit CO-13-12-23-01 for Pueblo Chemical Depot SWMU
Land Use Controls**

SWMU	SWMU Description	Land Use Control (LUC)
1	North Demolition Area	- Future Wildlife Management Area
2	Demolition Area	- Future Wildlife Management Area
3	Unexploded Ordnance (UXOJ area)	- Future Industrial Use Area
4	East Burn Area No. 1	- Future Wildlife Management Area
5	East Burn Area No.2	- Future Wildlife Management Area
6	North Burn Area No.1 (SWMUs 17, 18, 19)	- Future Wildlife Management Area
7	North Burn Area No.2	- Future Wildlife Management Area
8	Homemade Furnace	- Future Wildlife Management Area
9	Inert Materials Burning Cage	- Future Industrial Use Area
10	Pyrotechnic Burning Cage (within SWMU 7)	- Future Wildlife Management Area
11	Deactivation Incinerator	- Future Industrial Use Area
12	Chemical Disposal Ground	- Fencing and warning signs
13	Chemical Burial Ground	- Fencing and warning signs
14	Landfill cover	<ul style="list-style-type: none"> - No access except for O&M - No vehicle access over any part of the cover, except O&M - No future use of any type - No excavation or building - No intrusive activities - No groundwater use for any purpose - Three-strand barbed wire fence with locked gates must be placed around the entire SWMU. - "Off Limits" signs at every entrance, on every side and at 300' intervals - Signage indicating the area is a landfill at every entrance, on every side and at 300' intervals
14	VOC source area	<ul style="list-style-type: none"> - No groundwater use - No surface water use
28	Plating Waste Drainage Ditch and Former Building 539 VOC source	<ul style="list-style-type: none"> - No residential or recreational use - No soil-disturbing activity - Irrigation of the area is prohibited - No construction or maintenance of any standing body of water
28/36	Groundwater plume	<ul style="list-style-type: none"> - No residential or recreational use - Structures located above the onsite groundwater plume not used for residences - Existing structures must have adequate ventilation. - Vapor intrusion mitigation required unless demonstrated not required - Removal or disturbance of the Building 547 foundation slab is prohibited

58	Onsite plume	<ul style="list-style-type: none"> - No residential or recreational use - No groundwater use - No surface water use - Existing structures must have adequate ventilation. - Vapor intrusion mitigation required unless demonstrated not required
Eastern mid-plume area	Groundwater plume	<ul style="list-style-type: none"> - No residential or recreational use - Structures above the groundwater plume must not be used for residential uses - Existing structures must have adequate ventilation. - Vapor intrusion mitigation required unless demonstrated not required
Western mid-plume area	Groundwater plume	<ul style="list-style-type: none"> - No residential or recreational use - Structures above the plume must not be used for residences - Existing structures must have adequate ventilation. - Vapor intrusion mitigation required unless demonstrated not required - No groundwater use
South Central Terrace – Boundary Area Plume	VOC groundwater plume	<ul style="list-style-type: none"> - No groundwater use - No surface water use - Existing structures must have adequate ventilation. - Vapor intrusion mitigation required unless demonstrated not required
17 AOs 1, 2A, 2B, 3A, 3B, and Intermediate and Facility Boundary Areas	TNT Washout Area and Discharge System – Soil and Groundwater	<ul style="list-style-type: none"> - Property use restricted to wildlife and natural resource management - No soil-disturbing activity - No soil placement other than backfill or topsoil for revegetation. - No installation of groundwater supply wells - Use of groundwater is prohibited - Irrigation is prohibited - Construction or maintenance of any standing body of water is prohibited - No placement of structures - No training activities, including military training activities - No real estate actions, such as lease or transfer
19	Red Fuming Nitric Acid Washout Disposal Area	<ul style="list-style-type: none"> - Property use restricted to wildlife and natural resource management - No soil-disturbing activity - Construction or maintenance of any standing body of water is prohibited
35	Vehicle Maintenance Building 595	<ul style="list-style-type: none"> - Property is restricted to industrial use - No soil-disturbing activity
39 -5, 17, 18, 20, and 23	Septic Tank Systems	<ul style="list-style-type: none"> - Property is restricted to industrial use - No soil-disturbing activity

30-10	Septic Tank Systems	<ul style="list-style-type: none"> - Property use restricted to wildlife and natural resource management - No soil-disturbing activity
40 -1 through 9	Oil Water Separators	<ul style="list-style-type: none"> - Property is restricted to industrial use - No soil-disturbing activity
43	Historic Vehicle Staging and Storage Area NE Bldg 594	<ul style="list-style-type: none"> - Property is restricted to industrial use - No soil-disturbing activity
45	Disposal Area N of Disassembly Plant	<ul style="list-style-type: none"> - Property use restricted to wildlife and natural resource management - No soil-disturbing activity - No soil placement other than backfill or topsoil for revegetation. - No installation of groundwater supply wells - No placement of structures - No training activities, including military training activities - No real estate actions, such as lease or transfer - Permanent markers as MEC hazard
48	Old Photo Lab/Firing Range	<ul style="list-style-type: none"> - Property use restricted to wildlife and natural resource management - No soil-disturbing activity
49	Sandblast Building 545	<ul style="list-style-type: none"> - Property is restricted to industrial use - No soil-disturbing activity
50	Sandblast Building 546	<ul style="list-style-type: none"> - Property is restricted to industrial use - No soil-disturbing activity
53	Building 761	<ul style="list-style-type: none"> - Property is restricted to industrial use - No soil-disturbing activity
55	Vacuum and Cyclone Buildings Associated with the 700 Series Buildings	<ul style="list-style-type: none"> - Property is restricted to industrial use - No soil-disturbing activity
56	Building 543	<ul style="list-style-type: none"> - Access prohibited prior to remediation - Property is restricted to industrial use - No soil-disturbing activity
57	Area around Buildings 701, 706, and 731	<ul style="list-style-type: none"> - Access prohibited prior to remediation - Property is restricted to industrial use - No soil-disturbing activity
60	Pershing Missile Disposal Site and Asbestos Landfill Area	<ul style="list-style-type: none"> - No access except for O&M - No vehicle access. - No future use of any type - No excavation or building - No intrusive soil activities - No removal or injection of groundwater - Three-strand barbed wire fence with locked gates surrounding the area - "Off Limits" signs at every entrance, on every side and at 300' intervals

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Matrix 
DESIGN GROUP