

PUEBLOPLEX | REDEVELOPMENT PLAN FOUNDATION FOR THE FUTURE



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%

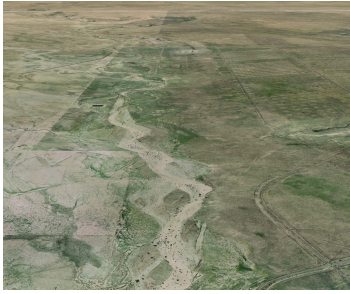
Source: County Business Patterns, 2014; Employment Sectors per North American Industry Classification System

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%

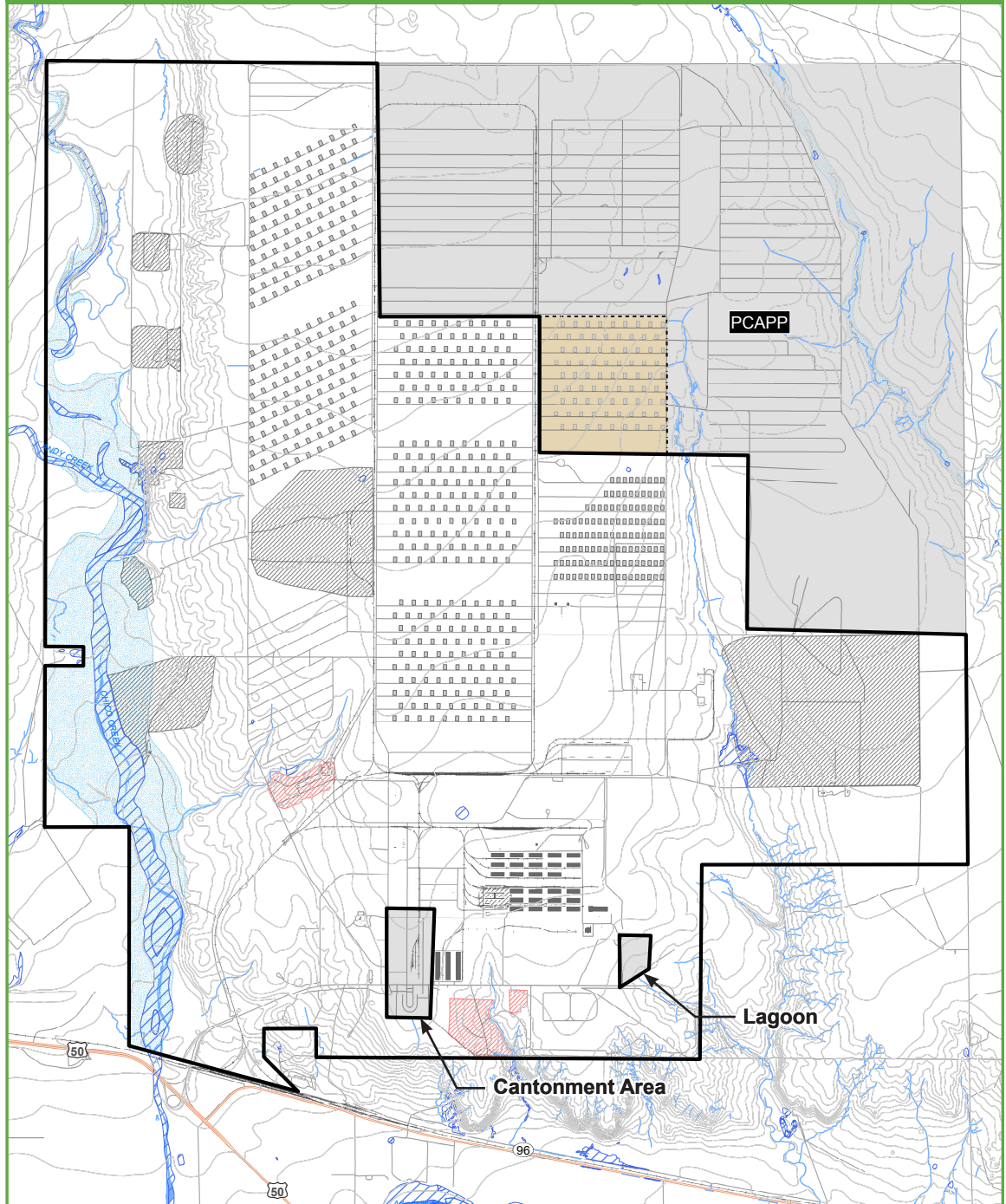
Source: Colorado Dept. of Labor, Labor Market Information, 2015 Employment Sectors per North American Industry Classification System



What Constraints at PuebloPlex Impact the Development Potential?

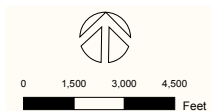
When developing land use alternatives, natural and environmental constraints play a major role in identifying which lands are developable. The adjacent map illustrates the natural and environmental constraints that need to be considered when developing land use alternatives for PuebloPlex. Natural constraints 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



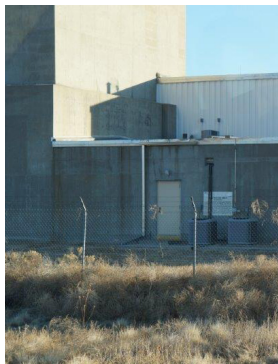
Legend

- | | | |
|--------------------------------------------------------------|-----------------------------|-------------------|
| 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



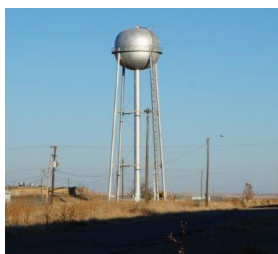
- To assess reuse potential, 100 percent of inhabitable spaces within more than 125 buildings (including interior and exterior elements, utilities and building systems, drainage, and compliance with the Americans with Disabilities Act), and a statistical sample of 600 former ammunition igloos were inspected.
- 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