PUEBLOPLEX | REDEVELOPMENT PLAN
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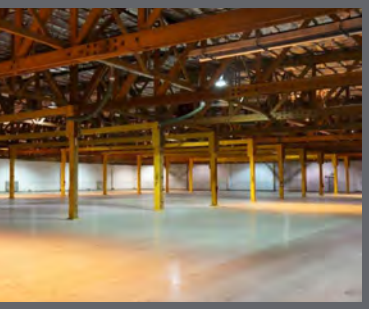

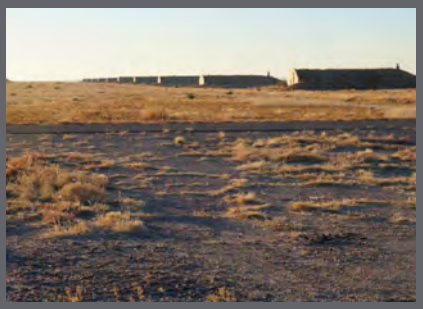


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This study was prepared under contract with PuebloPlex with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of PuebloPlex and does not necessarily reflect the views of the Office of Economic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

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Matrix DESIGN GROUP

February 23, 2016

PUEBLOPLEX | REDEVELOPMENT PLAN
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Prepared for

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Table of Contents

Tables and Figures

Executive Summary

Project Background

In accordance with Public Law 100-526, the 1988 Base Realignment and Closure (BRAC) Commission recommended realignment of the Pueblo Chemical Depot (PCD) by transferring its supply mission to Tooele Army Depot in Utah and its ammunition mission to Red River Army Depot in Texas. The Commission could not close PCD because of the ongoing chemical weapons demilitarization and chemical munitions already there. Presently, a stockpile of chemical weapons comprising about ten percent of the nation's original chemical materiel stockpile resides at PCD. It was recommended that the installation be realigned to the maximum extent possible to facilitate closure once the demilitarization mission was complete. Between 2002 and 2010, the Pueblo Chemical Agent Destruction Pilot Plant (PCAPP) was designed and constructed at PCD to destroy the chemical weapons present at the PCD; the PCAPP is currently scheduled to remain active through 2024.

On 16 December 2013, the Army formally declared 15,847 acres of the PCD as federal surplus property, retaining approximately 7,000 acres for the PCAPP, Cantonment Area, and wastewater treatment lagoon. The surplus property will be transferred to the Pueblo Depot Activity Development Authority (PDADA), which rebranded the property as “PuebloPlex."

Local Redevelopment Authority

On April 28, 1994, the Colorado legislature created the PDADA to “secure the excess and surplus land, buildings, and equipment from the United States Army; enter into cooperative agreements; and acquire, construct, reconstruct, repair, alter, improve, extend, own, lease, operate, and dispose of properties, to promote the development of Pueblo Depot Activity for the people of this State.”

Designated as the Local Redevelopment Authority (LRA) for PuebloPlex, the PDADA, rebranded as PuebloPlex, is charged with developing a Redevelopment Plan that will promote economic development for job growth, increased tax base, and future investment in the greater Pueblo community as a result of the PCD realignment. For the purpose of the Redevelopment Plan, PuebloPlex refers to the LRA.

The Planning Team

To assist with the redevelopment planning effort PuebloPlex selected Matrix Design Group, Inc. as the lead planning consultant. Matrix Design Group is a Denver, Colorado-based planning, engineering, and environmental consulting firm with extensive military base realignment and closure planning experience.

Community Involvement / Public Participation

Understanding and considering community issues related to redevelopment of PuebloPlex was a critical step in the planning process. From the beginning and throughout the project PuebloPlex committed to an open and transparent planning process in which citizen comments and ideas were actively solicited. Consequently, the project's Public Engagement Program was organized to meet that commitment. Through the interactive public engagement elements described in this section, the planning team listened and learned from citizens, business and property owners, and other stakeholders from throughout the Pueblo region about the variety of issues, ideas, and concerns that affected the redevelopment. Public feedback was instrumental in the development of the Redevelopment Plan, enabling continuous communication among the PuebloPlex Board, Executive Management Team, the Planning Team, and stakeholders throughout the redevelopment planning process.

Elements of the Public Involvement Strategy Included:

- Stakeholder Interviews
  Early in the planning process one-on-one interviews were held with a wide variety of stakeholders interested in the redevelopment of PuebloPlex.
- Public Meetings
  Three public meetings were held during critical points in the planning process. Public Meeting 1, conducted in July 2015, focused on introducing the project to the communities; Public Meeting 2 conducted in September 2015, identified existing conditions and potential market sectors, and Public Meeting 3, conducted in January 2016, unveiled the preferred Redevelopment Plan. To accommodate both city and county residents, these meetings were held in rural Avondale, Colorado and in the City of Pueblo, Colorado.
- Teen / Youth Visioning Workshop
  Youth Visioning Workshops were conducted with two classes of students in the Hasan School of Business Entrepreneurial Business program at Colorado State University – Pueblo in September 2015. The workshops engaged students in the redevelopment planning process and as a result, allowed the planning team to better understand their unique perspective for the future redevelopment of the property.
- Focus Group Meetings
  Two focus group meetings were held in July and September 2015 to solicit input from a diverse group of stakeholders on specific issues relevant to the redevelopment planning process. The first meeting was focused on transportation / infrastructure and land use issues and gave the participants a chance to hear about the redevelopment plan process, while the second meeting focused on results of a recent market study and potential business attraction strategies. Additionally, early in the process, Matrix Design Group supported PuebloPlex's effort in a "PEDTalk" session, conducted with civic and business leaders affiliated with the Pueblo Economic Development Corporation (PEDCO).

Existing Conditions

PuebloPlex is surrounded by a mix of public and private-sector land uses, predominantly agricultural in nature; several small rural communities are located along Highway 50, not far from the property. As a federal property, compliance with local land use, zoning, and other regulations do not typically apply. And, as a military property the built environment has been constructed to accommodate military missions supported by the installation. In order to better understand the differences and similarities between on-base and off-base environments and influences, assessments of the existing conditions were conducted to establish the baseline for the Redevelopment Plan.

Economic and Market Analysis

The primary purpose of the economic and market analysis was to assess the market and economic characteristics of the region, evaluate the competitive position of PuebloPlex, identify opportunities for its redevelopment, and estimate the impacts of likely targets for redevelopment.

While market conditions suggest that full redevelopment of PuebloPlex is several years from fruition, trends within the Pueblo County industrial and office markets are informative as to the types of users likely to drive its redevelopment. The Market Study examined economic base considerations, regional market and policy trends, and potential redevelopment opportunities, such as manufacturing, energy production, research and development, and institutional uses.

Manufacturing Uses

Pueblo County has had a long and rich history in manufacturing that includes iron and steel, energy, and rail-related industries. 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 a diverse range of manufacturing companies.

Institutional Uses

Former military installations across the country have often been converted to support a variety of unique institutional uses. These opportunities will depend on both the need for a specific facility; the physical suitability of the site for the particular use; and, the availability of funding to support development and operation of a facility.

Energy Production

Colorado is a leader in alternative energy uses. The State's utilities have been aggressive about developing alternative energy technologies, and have added significant wind and solar energy capacity within the region. In addition, residential property owners have begun to install alternative energy products, principally residential solar systems, which can add power to the grid and potentially reduce energy costs for the homeowner.

Healthcare Uses

The healthcare and social services sector is the largest employment sector of the Pueblo County economy, estimated to account for one-quarter of employment in Pueblo County. According to the Pueblo Economic Development Corporation (PEDCO), Parkview Medical Center is the largest employer in the County with 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.

Land Use and Zoning

Land surrounding PuebloPlex to the east and west is predominantly rural in character, with open space, large agricultural areas and ranches, along with a handful of residences. Manufacturing and warehouse facilities are located eight miles west of PuebloPlex near the Pueblo Memorial Airport.

Immediately north of PuebloPlex is the Transportation Technology Center (TTCI) facility – a comprehensive training facility for railroads that includes training, research and development, consulting, and testing facilities. PuebloPlex and the TTCI are both designated as Employment Centers, which support light industrial and public government types of land uses.

The area south of PuebloPlex that extends to US Highway 50 land is also designated Employment Center – Light Industry Mixed. This category includes planned industrial parks and offers some commercial and office services but precludes residential development and industrial processes that produce significant impacts such as smoke, noise or odors, and the handling of hazardous materials.

The community of Avondale and Town of Boone, located to the south and southeast of PuebloPlex, are designated Country Village. These communities provide both neighborhood housing developments and commercial retail support services of the scale and character that reflects historic development that serves the day-to-day needs of residents.

Most land east of PuebloPlex is designated as Rural / Ranch. This future land use category recognizes sparsely populated areas without public water or paved roads, devoted to traditional ranching operations, large rural land holdings and "ranchettes." To the west of PuebloPlex, all land within a 10-mile range is designated as Rural / Ranch future land use category, with the exception of the Pueblo Memorial Airport, which is designated Employment Center – Light Industry Mixed category.

A detailed assessment of potential impacts and influences from adjacent and nearby land uses, as well as from future land use designations was conducted as part of the formulation of the PuebloPlex Redevelopment Plan, described in detail later as part of the Plan.

Transportation

Road Network
Two major roadways bisect Pueblo County – Interstate 25 (I-25) and US Highway 50, both of which support the majority of the trans-regional traffic through Pueblo, with most commuters to PuebloPlex using US Highway 50 for access. These two major arterials form the backbone of the regional highway network, making up 250 of the 420 miles of major roadways in the region. Interstate-25 and US Highway 50 are primary freight routes for north-bound truck traffic. Other highways with significant truck traffic include US Highway 50 / State Highway 96 between Pueblo and the Airport Industrial Park.

Rail Network
The primary rail corridor to the site is the east-west line paralleling US Highway 50 and State Highway 96, between downtown Pueblo and the Kansas border. Both the Union Pacific and the Burlington Northern and Santa Fe Railway Company (BNSF) have operating rights on this section of the rail and both, therefore, can provide service to PuebloPlex.

Air Facilities
The Pueblo Memorial Airport is located approximately 10 miles east of PuebloPlex, and five miles northeast of downtown Pueblo. The airport contains an FAA air traffic control tower with terminal radar approach control, navigational aids, and two fixed base operators. In 2013, the airport reported an average of 454 daily aircraft operations.

To ensure the airport maintains safe navigable airspace, the Federal Aviation Administration that extend radially out from a runway to determine whether natural or man-made structures pose a vertical obstruction to the navigable airspace around the airport. These surfaces extend both horizontally and vertically. Two of these imaginary surfaces extend across PuebloPlex – the Approach / Departure Clearance Surface and the Transitional Surface.

Structures exceeding the height of these surfaces are considered vertical obstructions to navigable airspace. Though the safe height of structures is variable across the site, structures higher than 650 feet would be considered a vertical obstruction at the closest point between ground and airspace contours at the western edge of the property. The heights at which structures would be considered a vertical obstruction increase eastward across the property.

On-site Conditions and Influences

Land Use

Land use characteristics of the site vary from open spaces containing water bodies and wetlands to developed areas with infrastructure and structures. The western portion of the property includes Andy and Chico Creeks, with tributaries extending east of the creeks. The creeks have intermittent flows and are most active during times of heavy rains and snow melt. Though the water flows are intermittent, portions of these areas are within the 100-year floodplains and contain wetlands. Similar to the western portion of the property, the east central portion of the site is traversed by Boone and Haynes Creeks. Near the south end of

Boone Creek is the Lynda Ann Reservoir, which is supplied by the Boone Creek water table and local water runoff.

The north central portion of the property is characterized by over 3,100 acres of munition storage igloos. Most of the igloos are in usable conditions, 41 of which have power and heat. A portion of the igloos are under active leases.

The south central and southeastern portions of PuebloPlex are the most developed areas, where existing utility and transportation infrastructure exists, and the majority of the larger warehouses and other structures are located.

Transportation

The internal roadways consist of a grid roadway network, with two-lane roads concentrated primarily around the former PCD facilities. The southern portion of PuebloPlex consists largely of storage areas and warehouses. The roads in this area are asphalt and in fair condition, with evidence of crack sealing efforts used to help preserve the roadways. The roadways around the storage igloos are in poor condition. No efforts at crack sealing have been made and the asphalt is falling apart with vegetation sprouting up.

Connections from the Union Pacific Railroad to PuebloPlex are via a wye track configuration that allows trains to enter or depart the facility to either the east or the west. Within PuebloPlex is a network of tracks that serve various storage facilities, including warehouses and bunkers. While original construction dates of the tracks are unknown, the facility was operational in the 1940s. The tracks at PuebloPlex are categorized as Class 1 by the Federal Railroad Administration, limiting them to maximum speed of 10 mph for freight and 15 mph for passenger. This is typical for rail yards, branch lines, short lines and industrial spurs.

Cultural, Historic, and Natural Resources

Cultural and Historic Sites

Throughout the PuebloPlex property are numerous cultural and historic sites, including:

- Native American Camp Sites
- Archaic / Late Prehistoric Camp Sites
- Other areas and structures of importance

Natural Resources

The site terrain is largely flat, with slight sloping conditions along the western portions of the site, and near Boone Creek on the eastern portion of the property. There are three natural drainageways at PuebloPlex: Chico Creek, Boone Creek and Haynes Creek. Wetlands, making up part of the Chico Creek watershed are present along the western portion of the property. The characteristics of the ground cover can be partially attributed to the low rate of precipitation for the region, which concentrates vegetation and wildlife around the intermittent creeks and Lynda Ann Reservoir. In addition to Chico Creek and lands in the immediate vicinity there are several smaller wetlands associated with intermittent rainfall and

snowmelt found throughout the property. Land near the waterways and reservoirs exhibit the highest biodiversity. Wildlife supported on the site includes pronghorn antelope, coyote, various rodents, and reptiles. Portions of the site near the reservoirs also provide habitats for migrating and over – wintering waterfowl. A review of available information concluded that no designated critical habitat was identified at PuebloPlex, though there are five species listed by the United States Fish and Wildlife Service (USFWS), and 18 State-listed species for the area.

Utility Infrastructure Systems

Due to the age and condition of on-site infrastructure, existing systems could potentially be utilized for the initial stages of development; improvement and / or replacement would be required, however, as development at PuebloPlex intensifies.

Potable water at PuebloPlex is supplied via 11 groundwater wells, varying in depth from 55 ft. to 75 ft., which draw water from an alluvial aquifer. These wells were decreed for 591 gpm at the wells and provide for military domestic, industrial, and irrigation use. The existing water distribution network for the property consists of three pump houses, three elevated storage tanks, valves, fire hydrants, and almost 180,000 feet of active water mains and service lines. Two of the storage tanks have capacities of 100,000 gallons, and the third has a capacity of 75,000 gallons.

PuebloPlex does not have a wastewater treatment facility. The former treatment plant was closed during the 1990s, and since then, wastewater has been conveyed to evaporation lagoons for treatment. Based on the most recent 2007 inspection, there are over 58,000 feet of sewer mains at PuebloPlex, all of which were determined to be in fair to good condition.

PuebloPlex is served by the Western Area Power Administration (WAPA) from a 69Kv overhead transmission line that runs into a substation located just east of Buildings 49 and 54 within the Administration Area. The single electrical power substation is owned and maintained by the PCD and is the single power source for PuebloPlex.

Natural gas at PuebloPlex is currently provided by Xcel Energy. There are two pressure regulation stations at the site and a 6-inch high-density polyethylene (HDPE) gas main extending from the Administration area north to the PCAPP.

The incoming telecommunication service terminates in the Administration Area and is redistributed throughout PuebloPlex. The system comprises both aerial and underground service.

Buildings and Facilities

A facilities assessment was conducted for PuebloPlex buildings that identified redevelopment potential and estimated valuation for improvements. As part of the assessments, a visual inspection of more than 125 former and current buildings was completed, which included a statistical analysis of more than 600 former ammunition igloos. The facilities were assessed in the field and assigned a conditions-rating based on the following physical properties:

- Structural Stability

- Building Envelope
- Environmental Conditions
- Drainage
- Historical Use
- Electrical Systems
- Heating, Ventilation, and Air Conditioning (HVAC)
- Parking and Roadways
- Landscaping
- Utilities
- Site Security (access)
- Compliance with the Americans with Disabilities Act (ADA)
- Asset value
- Reuse Potential

The facilities assessment documented the current facility conditions, past uses, land use controls (LUCs), current assets, development potential, location, infrastructure, marketability, and potential reuse plans with an emphasis on valuation for redevelopment. A cost estimate was then completed for each facility to assess potential expenses that may be incurred by PuebloPlex during the preparation of the facilities for future redevelopment or reuse.

Environmental Conditions

Since the establishment of the US Army Pueblo Ordnance Depot in 1942, the facility has been used to store ammunition, chemical munitions (containing mustard agent), explosives, nuclear weaponry, and missile systems and components.

As the result of activities at PCD associated with the handling, storage, and destruction of hazardous substances, there are approximately 60 Solid Waste Management Units (SWMUs) at PuebloPlex. These areas have been identified by the Army as potential areas of concern (AOC) in the Draft Environmental Condition of Property (ECP) Program Report. The Redevelopment Plan was developed based on the environmental conditions documented in the March 2015 Draft ECP Program Report. The Redevelopment Plan may require revisions depending on the findings of the Final ECP Report.

The majority of the SWMUs on the property are associated with a release, disposal, and / or migration of hazardous substances. Many of these sites have also undergone remedial actions to protect human health and the environment, the summary of which was unavailable as of the publication of this document.

Most of the SWMUs identified in the Army's Environmental Condition of Property (ECP) Report will require further investigation based on data gaps. In addition to data gaps, the following

environmental conditions may exist at PuebloPlex, any one of which could potentially impact future development:

- 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 areas (e.g. Building 590)
- Asbestos containing materials (ACM) in soil from demolished buildings
- ACM or other contaminants in underground utilities
- Biological conditions in facilities

Numerous facilities in the building and facility assessment were identified to contain ACM. The ACM will significantly impact development at PuebloPlex and require investigation prior to demolition or renovation.

Planning Framework

Information obtained during the assessment of existing conditions for PuebloPlex led to the identification of factors that can contribute to potential opportunities and constraints associated with development suitability (existing and anticipated). These factors provided the basis for understanding redevelopment potential and ways to achieve highest and best use. The analysis included an identification and assessment of characteristics that can be leveraged to isolate areas suitable for redevelopment and other areas where development may be challenged or discouraged.

Development suitability, combined with the development feasibility associated with specific target industries suitable for development at PuebloPlex, helped the Planning Team establish the planning framework for three redevelopment plan alternatives.

Development Suitability

In the determination of development suitability, the PuebloPlex property was divided into sections containing land of similar characteristics, both natural and manmade. These sections were assigned to one of three categories based on:

- Natural constraints - floodplains, wetlands
- Cultural / Historic sites
- Environmental constraints- contaminated areas

- Environmental Land Use Control (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 the area

The three categories are identified as: Low, Moderate, and High Development Suitability.

Development Feasibility

Based on site characteristics, economic base, and broader market and policy trends, six established target markets were identified:

- Manufacturing
  Pueblo County has a long manufacturing history and a significant concentration of workers in the manufacturing sector. 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.
- Agriculture
  Agricultural use at PuebloPlex provides an opportunity that can provide a source of revenue, while functioning as a critical buffer between more intensive industrial uses and the surrounding community.
- Marijuana
  Since the State of Colorado legalized retail sales of marijuana in 2014; marijuana has become big business in the State. 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. At the Pueblo Airport Industrial Park there is a hemp growing operation for cannabidiol oil used for a variety of medical applications.
- Alternative Energy
  Colorado is a leader in alternative energy uses. The State's utilities providers have been aggressive about developing alternative energy technologies and have added significant capacity in wind and solar energy in response to the Colorado Renewable Energy Requirement, Initiative 37 (2004). In addition to solar and wind energy, the presence of the active rail line at the PuebloPlex site could make "importing" municipal solid waste to the site for a waste-to-energy plant cost effective.

- Healthcare
  There may be opportunities for PuebloPlex to provide sites for medical office uses, back-office, data center and support functions, and a hospital once the site reaches buildout. While these operations are generally small in nature, they may provide an opportunity to create early occupancy at the property.
- Institutional Use
  Given its size and remote location, PuebloPlex provides potential opportunities for the development of highly specialized research and development activities, as well as for uses associated with education, security and training facilities to support law enforcement, bio-hazard industries, first responders, hazmat and/or Special Forces testing and training.

Redevelopment Plan Alternatives

The planning team developed three Redevelopment Plan Alternatives, highlighting three scenarios for development:

- Low Impact Development Plan, which retained the largest amount of Open Space / Recreation, and introduced the idea of a large, state-of-the-art landfill and recycling center.
- Moderate Impact Development Plan, which focused on large parcels to support large-scale storage and industrial enterprises, and land uses leveraging the railroad, and access to the regional highway network.
- High Impact Development Plan, which focused on large manufacturing areas and utilizing some of the existing warehouse structures for Aerospace / High Tech Research & Development use.

The purpose of formulating three redevelopment alternatives was not to choose the best one, but rather to help identify the specific elements that would meet the overall goals and objectives of PuebloPlex, and be consistent with the vision of the community. The Preferred Redevelopment Plan is based on and reflects the results of the inventory and assessment of physical, environmental and economic conditions, and the review and evaluation of plan elements by PuebloPlex, land developers, economic development experts, community leaders, and the general public.

Redevelopment Plan

The location and configuration of the various land use districts identified on the Redevelopment Plan were shaped by several factors, including the topography and natural systems, environmental conditions, and proposed transportation framework. These and other factors relating to the land use program for the Redevelopment Plan are briefly described below and discussed in more detail in other sections of the Plan.

Overall, the allocated land uses for the Redevelopment Plan achieve a 65/35 split between uses oriented to the built environments and those that relate more to the natural environments. Manufacturing / Warehouse / Distribution, Warehouse / Storage, Research and Development / Education, Rail Car Storage, Commercial, Work Force Housing, Transportation Loading Facility, and Institutional uses account for two-thirds of the site, with Agriculture, Energy Park, Open Space / Recreation / Mineral Extraction, and Water Recharge uses accounting for the remaining third of the site.

Land Use Program

The 12 land use categories comprise 25 separate parcels ranging from 43 acres to more than 3,000 acres. The parcels are situated and configured based on an evaluation of characteristics such as proximity to complementary uses and site entrances, separation and buffering of potentially incompatible land uses, road and rail access, and consideration of environmental areas and natural resources. Although a detailed list of permitted land uses has been proposed for each of the areas within the land use program, each land use area is intended to be flexible to accommodate other uses, particularly where there are complementary adjacent uses.

Manufacturing / Warehouse / Distribution

The Manufacturing / Warehouse / Distribution area consists of 10 contiguous parcels totaling 3,304 acres or 31 percent of PuebloPlex land area. The Manufacturing / Warehouse / Distribution area can support a broad range of uses of varying intensities that leverage the road and rail networks including farming or construction equipment, rail cars, engines, furniture, electronics, and home furnishings. Parcels in this area are also suited for light industrial, call centers, grain storage, free trade zone, FEMA storage, large scale warehousing, and high tech research and development.

Warehouse Storage

The Warehouse / Storage area comprises the majority of the former ammunition storage igloos. This is the second largest area in the Redevelopment Plan, but the largest single parcel, at 3,179 acres or 30 percent of PuebloPlex. Each igloo is earth-sheltered, approximately 2,146 square feet, and maintains a nearly constant natural temperature. Because of these unique characteristics, these structures are suitable for a variety of uses including storage of items such as documents, computer parts or servers, and food / beverage items; manufacturing; agricultural production; research and development; incubator industries; and other emerging uses that benefit from these unique conditions. Some of the igloo structures are currently leased and many could be leased after minimal improvement.

Research and Development / Education

The Research and Development / Education area totals 1,880 acres, or 18 percent of PuebloPlex. It is separated into two noncontiguous areas containing multiple parcels in order to support different types of uses that may not be complementary.

Rail Car Storage

Rail Car Storage consisting of approximately 768 acres or 7 percent of PuebloPlex is located in the south-central portion of PuebloPlex. This area is central to existing rail infrastructure and proposed rail improvements, providing excellent accessibility to storage and maintenance facilities in this area. Other complementary uses such manufacturing, warehousing, distribution, and storage, may also be considered in the Rail Car Storage area.

Commercial

The Commercial area consists of a combined 459 acres or 4 percent of PuebloPlex divided between 5 contiguous parcels immediately inside the primary entrance from US Highway 50. The Commercial area is intended to serve employees of onsite industries, educational facilities, and residents at PuebloPlex within the adjacent Work Force Housing areas, as well as motorists traveling along Highway 50. Possible uses for the Commercial area include highway-oriented uses such as hotels, an auto/truck service plaza, restaurants (both sit-down and fast food), and convenience stores; and other uses such as financial institutions, retail, offices, healthcare facilities, professional services, and entertainment venues. Other uses including complementary types of manufacturing, warehousing, distribution, storage, and mixed-use residential / office / commercial development may also be considered where appropriate in the Commercial area.

Work Force Housing

Work Force Housing provides a convenient and affordable housing option for workers employed by manufacturing, distribution, or other industries at PuebloPlex, along with educational students and staff. This is the second smallest of the 12 land use areas consisting of 306 acres on two contiguous parcels. To accommodate the needs of the permanent and temporary PuebloPlex work force, a diversity of housing types in varying configurations should be considered, including single-family residences, townhomes and mid-rise apartments with both ownership and rental options. Other facilities could include mixed-use residential / commercial facilities along the primary entry road, and community facilities such as recreational pocket parks and child care facilities.

Transportation Loading Facility

The Transportation Loading Facility consists of one parcel of approximately 113 acres, or 1 percent of the land area, located in the central portion of the property. This location at the heart of PuebloPlex provides centralized road and rail access. The Transportation Loading Facility plays an important role in the transfer of goods. This area is envisioned as a land terminal to serve PuebloPlex industries where general cargo such as machinery, processed materials, and parts of various types and sizes, and containers can be loaded / unloaded between multiple types of vehicles and between road and rail. Other complementary uses such manufacturing, warehousing, distribution, and storage may also be considered where appropriate.

Institutional

The Institutional area consists of 69 acres in the southeast corner of PuebloPlex, adjacent to the property's wastewater evaporation lagoons (not included as part of the Redevelopment Plan). Base on its proximity to the existing wastewater collection system, this area can support a future wastewater treatment plant to serve the future needs of PuebloPlex. This area could also support other facilities such as a public works garage and a maintenance yard, equipment storage, and other public services facilities.

Open Space / Recreation / Mineral Extraction

The Open Space / Recreation / Mineral Extraction area accounts for 2,333 acres or 22 percent of PuebloPlex on two parcels. Land in these portions of the property is unsuitable for most types of development due to the existence of creeks, wetlands, and the 100-year floodplain. This area maintains the flexibility necessary to support traditional recreational activities such as trails and equestrian facilities, while providing opportunities for the development of more specialized activities such as motocross tracks and camping areas. The feasibility of mineral extraction within the available area would need to be based on an evaluation of proposed extraction techniques and locations.

Energy Park

The Energy Park area consists of two parcels totaling 1,509 acres or 14 percent of PuebloPlex in the northwestern portion of the property. Uses for this area include wind farms, solar arrays, biomass facilities, and other emerging and new technologies, research and development facilities, and pilot programs for renewable energy, waste recovery, water treatment and reuse. This area can be multi-purposed – shared between uses that have limited footprints and other uses such as agriculture or ranching to maximize beneficial use of the land. Other complementary uses may also be considered where appropriate in the Energy Park, including manufacturing, warehousing, distribution, and storage.

Agricultural Research and Development

Agriculture Research and Development consists of 1,120 acres on 1 parcel. Uses in the Agriculture Research and Development area could include traditional agricultural activities such as production of food, feed, fiber, or horticultural crops; ranching; and beekeeping, as well as research and development of agricultural products including marijuana growing operations, bioengineering, and biofuels research and production.

Water Recharge Area

The Water Recharge area consists of 424 acres on 1 parcel in the southwest corner of PuebloPlex. The intent of this area is to assist with water augmentation and could be used for increasing water supplies to help meet current and future water demands through surface spreading, infiltration basins, or injection wells. Uses on this parcel would be limited to low-intensity activities including agriculture, ranching, and passive recreation trails.

Transportation Framework

The transportation framework for the Redevelopment Plan is anchored on a network of roadway arterials and collectors and the existing rail network.

Two arterial roads provide access throughout PuebloPlex. One primary arterial provides north-south access through the western portion of the site, tying to the interchange at US Highway 50 to the south and the DOT Road to the north. The north-south arterial provides regional access to major highways throughout the region, as well as direct access to the Pueblo Memorial Airport. This arterial is envisioned as the signature infrastructure feature that provides not only primary transportation access across PuebloPlex, but also a unifying design and high-quality gateway aesthetic for the property. The second primary arterial runs east-west from the future eastern entrance to a "T" intersection with the north-south arterial in the western portion of PuebloPlex.

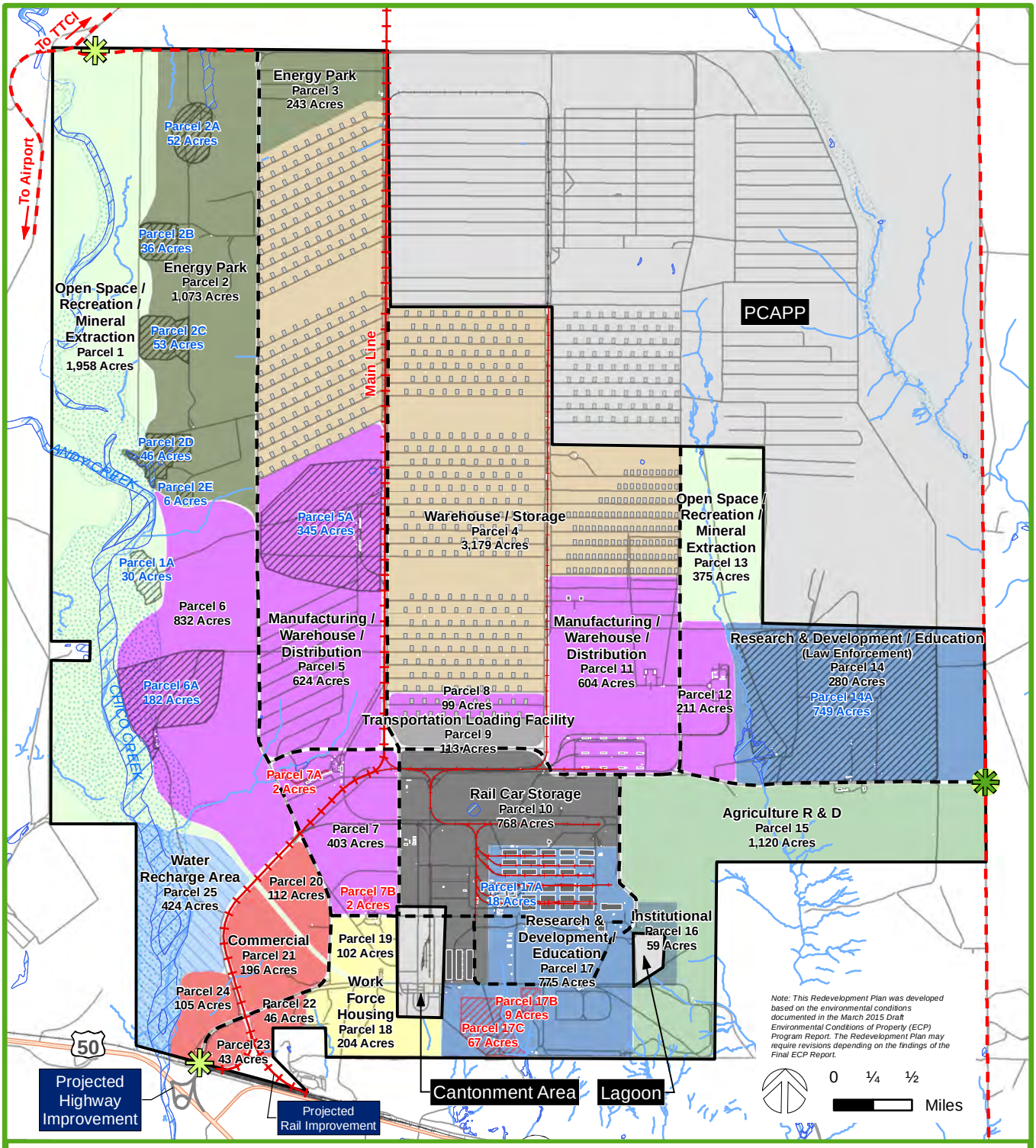
A series of interconnected arterial roadways within PuebloPlex, configured to provide access to each land use area, serve as the backbone of the vehicular transportation network. The 22.5 miles of internal roads provide optimum multimodal opportunities while encouraging the efficient movement of freight and people throughout the site, and minimizing vehicle conflict points.

In addition to the new internal roadways, the Plan also includes approximately 23 miles of railway improvements to better serve and accommodate rail related industries. Proposed rail improvements are centered around existing rail assets, including large warehouse areas with direct rail access and improving the railroad infrastructure along the main rail line running north – south through the property to the TTCI facility.

Environmental Influences

A review of environmental existing conditions, opportunities, and constraints was performed to help guide the formulation of the Redevelopment Plan. The identification of environmental constraints informed the land use areas and specific recommendations were incorporated in the Redevelopment Plan, including:

- The Redevelopment Plan was developed based on the environmental conditions documented in the March 2015 Draft Environmental Conditions of Property (ECP) Program Report. The Redevelopment Plan may require revisions depending on the findings of the Final ECP Report.



Legend

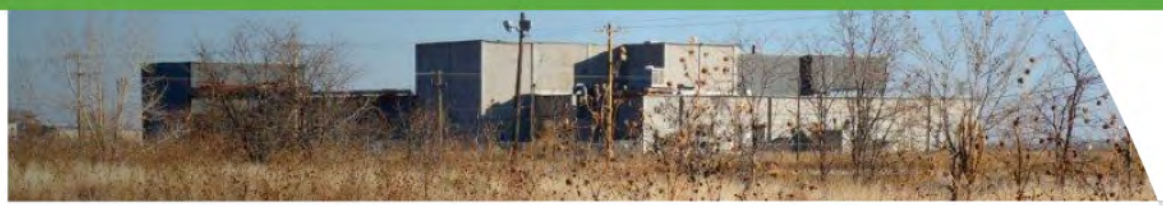
Source: Matrix Design Group, 2015

Land Use

- Work Force Housing
- Research & Development / Education
- Commercial
- Energy Park
- Warehouse / Storage
- Manufacturing / Warehouse / Distribution
- Transportation Loading Facility
- Rail Car Storage
- Institutional
- Agriculture R & D
- Open Space / Recreation / Mineral Extraction
- Water Recharge Area
- Environmentally Constrained Future Development in 5-10 Years
- Environmentally Constrained
- Proposed Roads
- Proposed Regional Roads
- Projected Highway Improvement
- Projected Rail Improvement
- Entrance
- Future Entrance
- PuebloPlex
- Building
- Igloo
- Pueblo Chemical Depot
- Highways
- Existing Road
- Existing Railroad
- Stream
- Wetland
- Approximate 100 Year FEMA Floodplain

PUEBLOPLEX REDEVELOPMENT PLAN

Redevelopment Plan



Section 1: Project Background

1.1 PuebloPlex Background

In accordance with Public Law 100-526, the 1988 Base Realignment and Closure (BRAC) Commission recommended realignment of the Pueblo Chemical Depot (PCD) by transferring its supply mission to Tooele Army Depot in Utah and its ammunition mission to Red River Army Depot in Texas. The Commission could not close PCD because of the ongoing chemical weapons demilitarization and chemical munitions already there. Presently, a stockpile of chemical weapons comprising about ten percent of the nation's original chemical materiel stockpile resides at PCD. It was recommended that the installation be realigned to the maximum extent possible to facilitate closure once the demilitarization mission was complete. Between 2002 and 2010, the Pueblo Chemical Agent Destruction Pilot Plant (PCAPP) was designed and constructed at PCD to destroy the chemical weapons present at the PCD; the PCAPP is currently scheduled to remain active through 2024.

On 16 December 2013, the Army formally declared 15,847 acres of the PCD as federal surplus property, retaining approximately 7,000 acres including the PCAPP, Cantonment Area, and waste treatment evaporation lagoons. The surplus property will be transferred to PuebloPlex, who recently rebranded the property as “PuebloPlex." Within the surplus acreage are approximately 5 million square feet of buildings and bunkers, 150 miles of roadway, 46 miles of rail infrastructure, and various utilities. Although almost 16,000 acres has been declared federal surplus property for disposition and redevelopment, several factors have been considered in the development of the Redevelopment Plan:

- Adjacent Military Operations. The Army’s high-security presence until 2024 at the PCD to operate the Pueblo Chemical Agent-Destruction Pilot Plant (PCAPP) for weapons destruction, and use of the Cantonment Area and wastewater evaporation lagoons will present development challenges. Proximity to PCAPP varies between 1.25 and 5.00 miles. The Redevelopment Plan considers the complexity of redevelopment adjacent to concurrent military operations.

- Public Education and Communication. The Redevelopment Plan can only be implemented with the support and enthusiasm of adjacent local communities, regional entities, key stakeholders and the general Pueblo market area which will be directly or indirectly affected by the future growth and development of PuebloPlex. The Redevelopment Plan included an innovative, consistent and transparent public information and engagement process that clearly articulated the planning process, goals of the planning effort and how the public can assist in making PuebloPlex a regional and community asset. Various stakeholder interviews, focus group meetings, and public meetings were held throughout the process to engage members of the public.

- Environmental Conditions. Chemical munitions of decreasing quantity and increasing (age-related) risk will require cleanup to ensure safe development of the site. The Redevelopment Plan considers the importance of environmental cleanup for PuebloPlex redevelopment. The Redevelopment Plan was developed based on the environmental conditions documented in the March 2015 Draft Environmental Conditions of Property (ECP) Program Report. The Redevelopment Plan may require revisions depending on the findings of the Final ECP Report.
- Infrastructure Capacity due to Extended Realignment. Since 1988, when the PCD was originally selected for realignment and closure, preventive and remedial maintenance has labored to perform in a manner consistent with preservation of the buildings, bunkers, rail and road, wet and dry utility infrastructure resulting in some facilities and infrastructure in disrepair. A rigorous inventory of current and existing infrastructure capabilities has been conducted as part of the Plan, and a detailed analysis of required actions is included to help attain and achieve reasonable and reliable infrastructure that will attract and retain future investors and developers.
- Job Growth and Increased Tax Revenue. The Redevelopment Plan is a historic opportunity to improve the regional job market, overall quality of life and standard of living. The Plan characterizes and documents "Market Demand" and the resulting potential market support for various uses, activities, services and facilities for PuebloPlex. The economic analysis documents regional, national and international business attraction strategies to recruit and retain target industries and businesses to PuebloPlex. Both economic analyses combined with the recommendations for reuse comprise a viable economic development strategy incorporated in the Redevelopment Plan.

PuebloPlex's goal is to revitalize the 15,847 acres of federal surplus property. By proactively planning PuebloPlex's redevelopment, the PuebloPlex Board and the City and County of Pueblo demonstrate to its citizens, stakeholders, and potential developers the community's intention to create viable land uses and a clear vision for the redevelopment of the site that is attractive to industries, businesses, residents, and visitors alike.

1.2 Project Purpose

The purpose of the Redevelopment Plan for PuebloPlex is to provide a framework and path to facilitate the efficient redevelopment of the site considering several factors:

- Analysis of existing conditions and environmental factors
- Market capacity to support job and revenue generating uses
- On-site infrastructure supply and demand
- Principles of fiscal responsibility

- Capability to phase development in way that optimizes on-site opportunities
- Deliberate and inclusive community input from public, focus group, and student groups
- Responsiveness to "tested" Preliminary Plan Alternatives

The Redevelopment Plan is intended to strike a balance between the homeless, economic, and community development needs. In order to prepare an effective and implementable redevelopment plan, existing market and economic, planning, infrastructure, environmental, and other local issues were evaluated and considered. The Redevelopment Plan development team's united goal was to develop and implement a comprehensive redevelopment plan and homeless submission to return the former Pueblo Chemical Depot (PCD) property to its highest and best use, and make the PuebloPlex site part of a sustainable, vibrant, and enduring community.

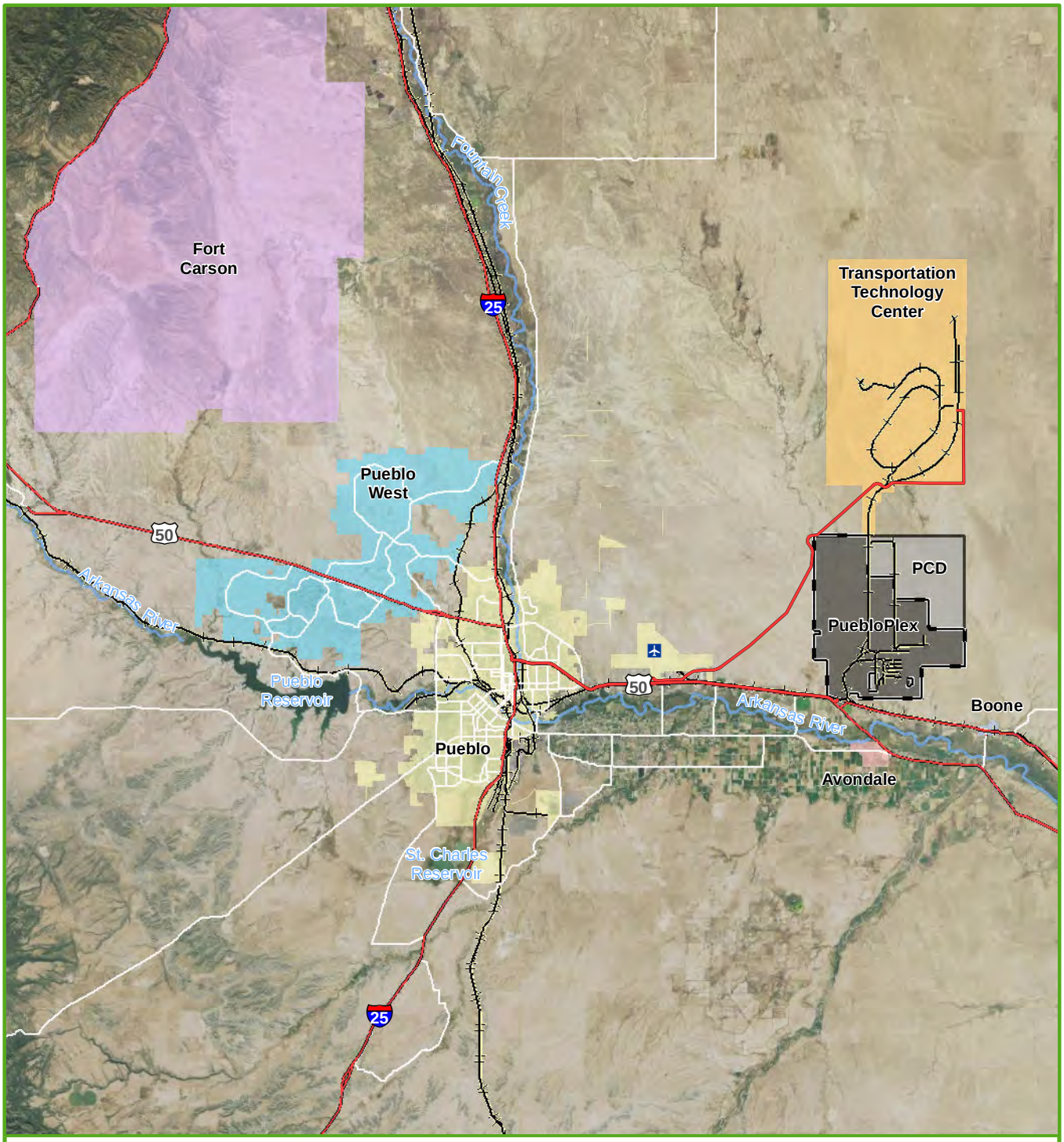
1.3 PuebloPlex History

The PCD was established as the Pueblo Ordnance Depot (POD) during World War II with the purpose of ammunition and material storage and shipping. The PCD is located approximately 15 miles east of the City of Pueblo in southeastern Colorado. In 1952, Rocky Mountain Arsenal transferred chemical agents and munitions to the POD for storage. Upon receipt, the POD became one of nine installations within the United States where chemical weapons were stored. As such, it has an extensive short-line rail and roadway network which was used to transport ordnance and missile components to large warehouses for shipment to other military bases.

During the Korean War, shipments of general supplies and ammunition increased and the POD reached its highest civilian employment numbers of nearly 8,000 due to an increase in Army missile repair and maintenance work. In 1962, the POD was renamed the Pueblo Army Depot. In December 1987, the United States and the former Soviet Union entered into the Intermediate-Range Nuclear Forces Treaty, relegating the PCD to disassembly and elimination activities, which were completed in 1991. The Base Realignment and Closure Commission designated the Depot for realignment in 1988. The installation was renamed the Pueblo Chemical Depot in 1996.

1.4 Property Setting

PuebloPlex comprises the majority of the PCD property – 15,847 acres of the approximately 23,000 acres, excluding the PCAPP in the northeast portion of the property, Cantonment Area and waste treatment evaporation lagoons. PuebloPlex is located in south central Colorado, in Pueblo County, approximately 15 miles east of the City of Pueblo. Other communities within the vicinity include the Town of Boone to the southeast, and the unincorporated communities of Avondale to the south across the Arkansas River and North Avondale immediately south of the PCD along State Highway 96. Figure 1-1 shows the location of PuebloPlex with respect to surrounding towns and interstate highways in the area.



Legend

- PuebloPlex
- Pueblo Chemical Depot (PCD)
- Pueblo City Limits
- Pueblo West
- Fort Carson
- Avondale
- Boone
- Transportation Technology Center
- Insterstate / Highway
- Major Road
- River/Creek
- Railroads
- Airport

0 3 6 Miles

Sources: Pueblo County, CDOT, PCD; 2015.

PUEBLOPLEX REDEVELOPMENT PLAN

Figure 1-1
Vicinity Map

Fig1-1_PuebloPlex_Vicinity_2021_01_15_CJM.pdf

In the regional context, PuebloPlex is about 56 miles south of the City of Colorado Springs, 125 miles south of the City of Denver, and approximately 125 miles from the closest state border with New Mexico to the south.

Primary access to PuebloPlex is provided by US Highway 50, which runs east-west immediately south of the property boundary. Figure 1-2 shows the an aerial view of PuebloPlex, revealing the internal roadway and rail network as well as location of prominent structures and facilities on the property.

1.5 Local Redevelopment Authority

On April 28, 1994, the Colorado legislature created the Pueblo Depot Activity Development Authority (PDADA) to "secure from the Army of the United States the excess and surplus land, buildings, and equipment; enter into cooperative agreements; and acquire, construct, reconstruct, repair, alter, improve, extend, own, lease, operate, and dispose of properties, in an attempt to promote the development of the Pueblo Depot Activity for the people of this State." Designated as the Local Redevelopment Authority (LRA) for PuebloPlex, the PDADA, rebranded as PuebloPlex, is charged with developing a Redevelopment Plan to promote economic development including the replacement and expansion of lost jobs, tax base and investment in the Greater Pueblo Community at PuebloPlex as a result of the PCD realignment. The Act established the boundaries of the PCD subject to the redevelopment authority.

For the purpose of the Redevelopment Plan, the LRA is referred to as PuebloPlex.

PuebloPlex Board

PuebloPlex is governed by a Board of Directors comprising seven members – three appointed by the Pueblo City Council, three appointed by the Pueblo County Commissioners and one member appointed jointly. The Board of Directors is listed below:

Allan McConnell (Pueblo County) – Elected Chair

Kurt Madic (Pueblo County) – Elected Vice-Chair

Jason Scheirling (City of Pueblo) – Secretary / Treasurer

Patsy Cresswell (City of Pueblo) – Board Member

Terry Hart (Pueblo County) – Board Member

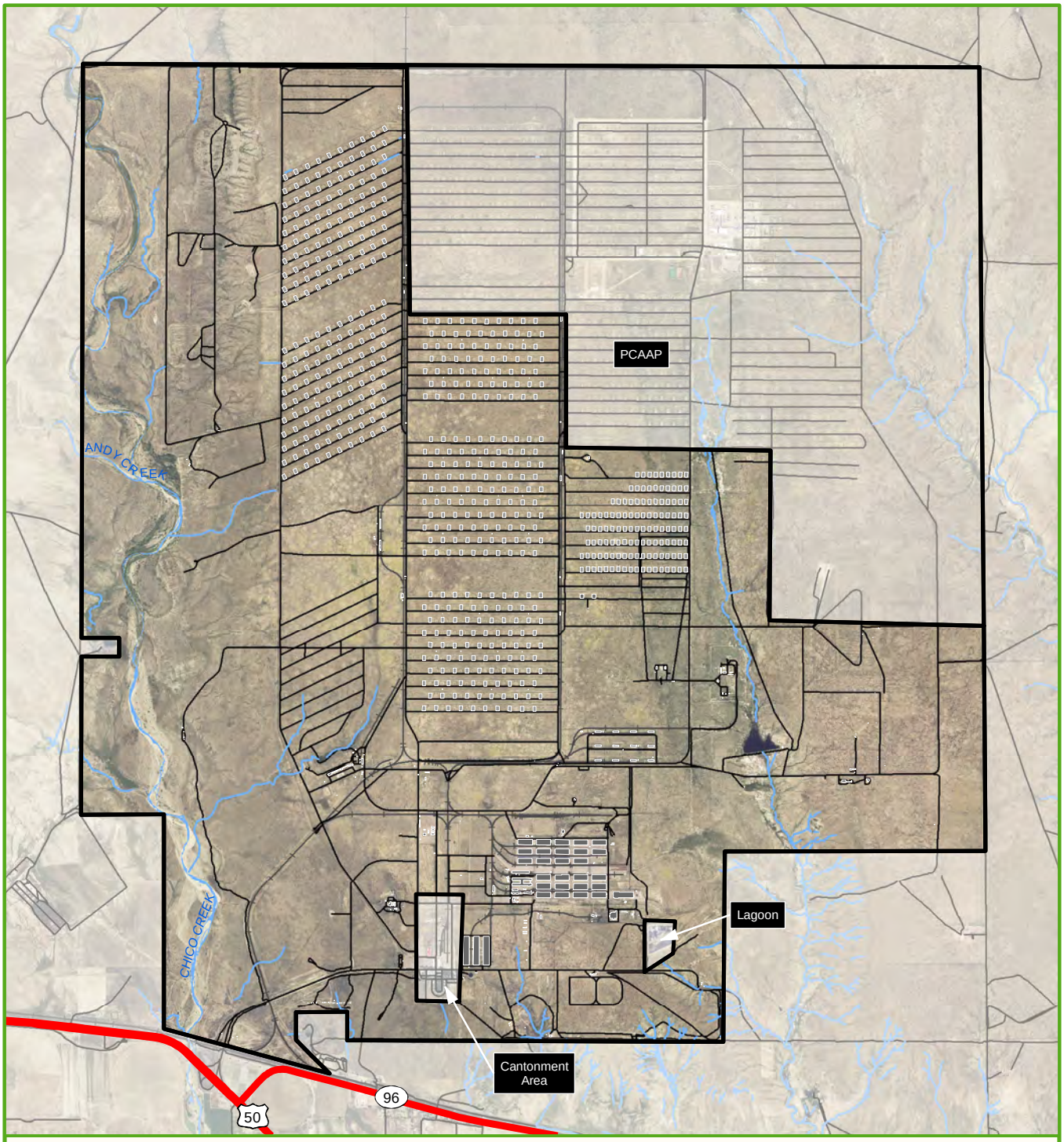
Ed Brown (City of Pueblo) – Board Member

Eileen Dennis, Past Chair – Board Member

Laurie Clark – Associate Director

LTC Thomas Duncan – Associate Director

The Authority President and CEO is Russel A. DeSalvo III, the Operations Manager is Kris Hartman, the Analyst and Project Manager is Michael J. Clarkson, Project Manager is Chris Bolt, and the Executive Assistant and Communications Specialist is Laura Heberly.



Legend

- Parcels
- Igloo
- Building
- Stream
- Highways
- Road
- Railroad

0 0.5 1 Mile

Sources: PCD, 2015; CWP, 2015.

PUEBLOPLEX REDEVELOPMENT PLAN

Figure 1-2
PuebloPlex Property

The Planning Team

To assist with the redevelopment planning, PuebloPlex selected Matrix Design Group as the lead planning consultant. Matrix Design Group is a Denver, Colorado-based planning, engineering, and environmental consulting firm with extensive military base realignment and closure planning experience. To support this project, Matrix Design Group leveraged its significant Pueblo and Colorado presence.

Also on the Matrix Design Group team are six additional firms with specific areas of expertise:

Donohoe & Associates (market and economic analysis)

Media Center (public outreach)

RCLCo (business attraction strategy development)

Smith Environmental and Engineering (cultural resources)

Wilson & Company (rail infrastructure)

Wright Water Engineers (water rights)

1.6 The Federal Property Screening Process

The BRAC process allows for various federal, state, and local agencies and other nonprofit organizations to apply for and be considered for property within a closed military installation. There are two levels of screening, the first of which is the "federal to federal" screening, during which other Department of Defense organizations are notified by the Department of the Army (or other applicable Military Department) of the availability of "excess" property. After consideration by these components, other federal departments are then given the opportunity to request portions of the property. The parcels within the installation remaining that are not transferred to these agencies under this first level screening activity are considered "surplus" property.

The second level of screening is conducted by PuebloPlex and considers the surplus property, as defined above. During this process, the LRA provides notice of the availability of surplus property to homeless provider organizations, state and local governments, and potential recipients of public benefit conveyances. The following sections of this report describe this process as it relates to the potential redevelopment of the 15,847-acre PuebloPlex property.

Federal Determination of Surplus Property

During the BRAC federal property screening process, no requests were made by any federal agencies to the Department of the Army for any military property at the PCD. As such, the PuebloPlex property was declared surplus in the December 20, 2013 issue of the Federal Register.

1.7 State and Local Screening Process

The federal Base Closure Community Redevelopment and Homeless Assistance Act governs the process of how federal defense facilities can be disposed. The Act was designed to accommodate the impacted communities' multiple interests in base reuse, including meeting the national priority to assist homeless individuals and families; for Economic Development Conveyances (EDC) for business growth and expansion; and for Public Benefit Conveyances (PBC) to provide for reuse of land and building assets for a public purpose. The Act provides for a community-based process whereby government and not-for-profit organizations may propose the reuse of surplus military property to provide vital public services such as education, health care, open space or parks, parks and recreation related uses, law enforcement, prisons, transportation terminal facilities, public buildings and facilities; the Act also provides for a community-based process whereby government and not-for-profit organizations serving homeless individuals or families participate in the local reuse planning process. PuebloPlex is responsible for developing a redevelopment plan for PuebloPlex that appropriately balances the needs for economic redevelopment, certain public facilities and amenities, and homeless assistance.

State and Local Screening Notice of Interest

State and local eligible parties were allowed to prepare requests for surplus property at PuebloPlex once the state and local screening process began with the distribution of an announcement of available surplus property inviting interested parties to submit Notices of Interest (NOIs) to PuebloPlex outlining their proposals for reuse of any portion of that property. The announcement soliciting NOIs was published in the January 12, 2014, February 2, 2014, and March 2, 2014, issues of the Chieftain newspaper and sent to the State of Colorado, local governments, and not-for-profit agencies in the vicinity of PuebloPlex.

The announcement soliciting NOIs also invited interested applicants to an informational workshop held on March 11, 2014, designed to give an overview of the redevelopment planning process, information on land use constraints, and information on the NOI process. Attendance by interested parties at the workshop was not required to submit a NOI proposal, but was encouraged.

The announcement also detailed what was required in each proposal, as well a list of federal agency contacts that applicants could call to discuss the eligibility of their proposals for free or below-market acquisition of federal land through a Public Benefit Conveyance.

Each application submitted by an organization other than a homeless provider was requested to include the following elements:

- A description of eligibility for Public Benefit Conveyance.
- Proposed use of the property.
- A description of buildings and property necessary for reuse proposal.
- Time frame for occupation.

- A description of the benefit to the community, including the number of jobs estimated to be generated.
- A description of the benefit to the community, including the number of jobs estimated to be generated.

1.8 The Master Planning Process

After soliciting proposals from national planning consultants, PuebloPlex interviewed and selected Matrix Design Group, Inc. (Matrix) in January, 2015, to help it prepare a redevelopment plan for PuebloPlex. Funded through a grant from the Office of Economic Adjustment (OEA), the Department of Defense, the Matrix scope of work developed for the project and approved by the PuebloPlex Board was based, in part, on the following study parameters:

- Use a forward-thinking and inclusive approach.
- Establish initial community goals and objectives, respecting important community interests and values.
- Provide for public outreach and identify the needs of the community.
- Implement and maintain a website devoted to the redevelopment of the PCD and the planning process as a means of keeping the public informed and to receive comments.
- Conduct a market study, addressing national, regional, and local potential for redevelopment.
- Conduct a survey and assessment of the property to include land area, buildings, roads and rail facilities, infrastructure, utilities, and environmental conditions.
- Conduct an assessment of offsite conditions and influences including local and regional transportation facilities and regulatory planning environment.
- Conduct an assessment of onsite conditions including historic, cultural, and natural resources; air rights and emissions; and water rights.
- Collate known environmental issues, using existing and such other inventory and other information as may be needed and recommend a redevelopment plan that is environmentally acceptable to the Army, regulators, and the community at large.
- Prepare summary analysis maps that identify opportunities / constraints and development suitability associated with site redevelopment including potential reuse development types and characteristics.

- Use broad planning principles to develop a series of alternative redevelopment plans and property disposition strategies that the PuebloPlex would utilize when working with the Army in the future.
- Evaluate plan alternatives against a set of variables to assess magnitude of cost and impacts and private capital requirements to recommend a preferred redevelopment plan.
- Identify when, how and what disposition methods should be used for property transfer from the Army and alternatives for the completion of the environmental cleanup, including "early" transfer.
- Assist the PuebloPlex in the federal and state, local and homeless provider screening process and develop the federal Housing Assistance Submission for PuebloPlex.
- Assist the community in reaching consensus around a final redevelopment plan.
- Develop an implementation strategy including actions regarding zoning and development, target markets and business attraction, interagency agreements, capital improvements and financing to describe how the redevelopment would occur and recommend the next steps for implementation.

Components of the Planning Process

The final Redevelopment Plan for PuebloPlex, as described in Section 5: Redevelopment Plan is based on a planning process that has considered a variety of significant data related to physical characteristics, environmental conditions of the property, market, economic and financial issues, and regulatory considerations; pertinent on-base, as well as off-base issues have been addressed. The Plan is also the product of an extensive public engagement program that has generated local, regional, and statewide public interest, serious comment and review, and active participation at many community levels, as described in Section 2: Community Involvement / Public Participation Plan, which follows this section. No one issue has dominated the process, and no one issue is the basis for the Plan. As with all large-scale, complex, and multi-faceted redevelopment projects, the PuebloPlex Redevelopment Plan reflects the combination of conditions that best positions the property for successful long-term redevelopment, and balances that against community goals and objectives, environmental sustainability, and political / regulatory realities.

The 12-month planning study followed a four-phased process that included:

- Phase A: Project Scope Refinement and Management, which focused primarily on the development of a scope of work that reflected budget considerations and planning goals, expectations, project management approach, and the timeframe for the project.

- Phase B: Inventory and Assessment Activities, the period during which physical, market and economic, and facility data was collected and evaluated. This phase also included the public engagement program to solicit ideas from the general public as well as receive feedback on alternative plans developed.
- Phase C: Redevelopment Master Planning, during which conceptual plan alternatives were formulated, evaluated and compared, and the Redevelopment Plan was finalized.
- Phase D: Redevelopment Plan Implementation Strategy, which focused on the short-term strategic actions to carry out the Redevelopment Plan.

Please see the next page.

Section 2: Community Involvement / Public Participation Plan

Understanding and considering community issues related to redevelopment of PuebloPlex was a critical step in the planning process. From the beginning, PuebloPlex committed to an open and transparent planning process in which citizen comments and ideas were actively solicited at every stage. Consequently, the project's Public Engagement Program was organized to meet that commitment. Through the interactive public engagement elements described in this section, the planning team listened and learned from citizens, business and property owners, and other stakeholders from throughout the Pueblo region about the variety of issues, ideas, and concerns that affected the redevelopment. Public feedback was instrumental in the development of the Redevelopment Plan, enabling continuous communication among the PuebloPlex Board, Plan development team, and stakeholders throughout the redevelopment planning process.

Public outreach for the Redevelopment Plan was conducted using a range of tools and methods to maximize opportunities for stakeholder involvement:

- PuebloPlex Board Meetings / Staff Coordination
- Project Branding
- Stakeholder Interviews
- Focus Group Meetings
- Public Meetings
- Teen / Youth Visioning Workshops
- Informational Brochures
- Project Website
- Email-Blasts
- Media Outreach

2.1 Stakeholder Interviews

The planning team conducted 21 one-on-one interviews in May, 2015 to gain knowledge about the PCD and the surrounding community from various perspectives and how the redevelopment of PuebloPlex will impact, or be impacted by these perspectives. Information provided by the stakeholder interviews became the framework for discussion during the Focus Groups and Workshops. Some of the issues explored included:

- Site Characteristics, strengths, weaknesses
- Redevelopment goals, opportunities, and constraints
- Implementation needs, challenges, and barriers

The stakeholders interviewed came from a variety of backgrounds and interests, and included representatives from:

- Local school districts
- Local residents and property owners
- Local business owners
- Local elected officials
- Local government staff
- Chambers of Commerce and other civic organizations
- Regional utilities
- Major local employers
- Local and regional economic development organizations

2.2 Public Meetings

Three major public meetings were conducted during the Redevelopment Plan development:

- Public Meeting 1 – Introduction to the Project and Planning Process
- Public Meeting 2 – Existing Conditions / Preliminary Redevelopment Plan Alternatives and Visioning
- Public Meeting 3 – Preferred Redevelopment Plan

Public Meeting 1: Introduction to the Project and Planning Process

The first public meeting for the PuebloPlex Redevelopment Plan was held on July 8, 2015 at the Pueblo Convention Center with the purpose of introducing the project and the planning process to the public. Approximately 70 people were in attendance. Prior to the formal presentation, the public had the opportunity to familiarize themselves with the PuebloPlex physical layout by viewing several large aerial maps of the PuebloPlex property posted around the meeting room.

Public Meeting 1 Presentation

The following summarizes major elements of the Public Meeting 1 presentation (a copy of the full presentation is included in Appendix A including results from the interactive survey and maps developed during the planning exercise):

- Introduction of the PuebloPlex Board Members
- Introduction of the Planning Team
- Overview of the project goals and objectives
- Introduction to the project
- Summary of Facilities Inventory and Analysis, and Site Opportunities and Constraints
- Interactive Survey and Planning Exercise
- Opportunities for continued public participation in the Redevelopment Plan development

Public Meeting 2: Existing Conditions / Preliminary Redevelopment Plan Alternatives and Visioning

The second Public Meeting for the PuebloPlex Redevelopment Plan was held on September 9, 2015 at the Pueblo Convention Center in Pueblo, Colorado, and September 10, 2015 at the McHarg Park Community Center in Avondale, Colorado. The combined attendance at both meetings was approximately 70 people. The purpose of the meeting was twofold: to present the planning team's Existing Conditions and Preliminary Plan Alternatives, and to engage the public in a Visioning Exercise of land uses for PuebloPlex using large-scale maps. The presentation by the planning team included the following topics:

- Overview of the PuebloPlex redevelopment project
- Description of the Notices of Interest received
- Analysis of the Regional Market Conditions and nine different potential "market sectors"
- Review of the Planning Team's Development Suitability Analysis
- Overview of three Preliminary Land Use Alternatives

After the presentation, an interactive and collaborative group exercise was conducted at each table. The exercise provided participants an opportunity to share their vision and ideas on desired land uses for the redevelopment of the PuebloPlex.

Map results of the visioning exercise are provided in Appendix A along with the full presentation.

Public Meeting 2 participants prepare for the Visioning Exercise

Youth Visioning Workshop

As part of the public outreach effort, Youth Visioning Workshops were conducted with two classes of students in the entrepreneurial business program in the Hasan School of Business at Colorado State University – Pueblo on September 10th, 2015. The purpose of the workshops was to engage some of the local youth in the Pueblo region in the PuebloPlex redevelopment planning process and, more importantly, to learn from them their thoughts, ideas, and vision for PuebloPlex.

The presentation included:

- Overview of Redevelopment Plan project
- Existing real property assets at PuebloPlex
- Analysis of the Regional Market Conditions and nine different potential "market sectors"
- Review of the Planning Team's Development Suitability Analysis
- Overview of three Preliminary Land Use Alternatives

Students were engaged in an interactive discussion and group exercise following the presentation. The exercise provided students with an opportunity to share their vision and ideas on desired land uses and job sectors for the Redevelopment Plan on a map.

The following summarizes the discussion comments and conclusions from the Visioning Workshops.

Student comments included:

- Concerns about the potential for water contamination along western waterways.
- Potential for the property to be best utilized as a self-sustaining community, powered by alternative energy.
- Rebranding and marketing overcome the stigma associated with mustard agent and other hazardous materials associated with the PCD.
- Aversion to an onsite amusement park, instead preferring manufacturing and alternative energy development.
- Concern over marijuana agriculture due to controversy and unfavorable perception within the community.
- Potential for the introduction of small businesses to stimulate the local economy to attract larger companies.
- Need for onsite emergency services, particularly with a large manufacturing employment base.
- Potential for a cutting-edge education satellite campus which could develop and harness bio-fuels and provide specialized training opportunities.

Both classes identified only a fraction of the uses in the Preliminary Plan Alternatives, opting to exclude Aerospace / High Tech Research & Development, Agriculture Research & Development, Gateway to the West, Incubator Industry, Rail Distribution, Service Commercial, and Workforce Housing. Areas identified on the Preliminary Plans such as Water Recharge were neither replaced nor called out for inclusion on the plans likely because it was acknowledged as an area unsuitable for development in the presentation.

The plans included large tracts of land for Energy Development though the afternoon class suggested the potential for combining it in a secondary area with Research & Development. Manufacturing was identified by both classes though the afternoon class suggested both Healthcare Related Manufacturing and the potential of coupling Additive Manufacturing with Warehousing. Law Enforcement, Education / Training, Healthcare, Recycling, and Land fill uses were also identified by the afternoon class. Overall the student plans most reflected elements from Preliminary Plans 1 and 3.

The full presentation and land use maps developed from the Workshops are included in Appendix A.

Public Meeting 3: Public Draft Redevelopment Plan

The third and final Public Meeting was conducted on Wednesday, January 13, 2016, at the Pueblo Convention Center, Grand Hall C-West, 320 Central Main Street, Pueblo, Colorado. This meeting was conducted during a 30-day public review period which ran from January 11 through February 9, 2016.

The focus of the meeting was to present to the public the Preferred Redevelopment Plan and obtain public input before finalizing the Redevelopment Plan.

Comments received from the public were documented at the meeting on Comment Cards and captured through the project website.

The full presentation and consolidated public comments are provided in Appendix A.

The following day, Thursday, January 14, 2016 at their regularly scheduled monthly meeting, the PuebloPlex Board voted to advance the Public Draft Redevelopment Plan as the Draft Final Redevelopment Plan accordingly.

2.3 Focus Groups

Throughout the planning process, focus group meetings were held to gather information and/or discuss reuse options relating to specific topics, the results of which are discussed below:

- Focus Group Meeting 1 – focusing on land use, zoning transportation, and infrastructure issues.
- Focus Group Meeting 2 – focusing on economic / business development and environmental cleanup issues.

These sessions allowed stakeholders to discuss specific issues that informed the redevelopment planning process. PuebloPlex contractors, local community governments, the City of Pueblo and Pueblo County staff, Pueblo Economic Development Corporation (PEDCO), local Chambers of Commerce, as well as local community residents and property owners participated in the meetings. The presentations from each Focus Group meeting are provided in Appendix A.

Focus Group Meeting 1

The first Focus Group Meeting was conducted in July, 2015, at the Greater Pueblo Chamber of Commerce. The meeting included a presentation highlighting key components of the project including a project introduction, overview of the existing conditions at PuebloPlex, and opportunity for participants to identify strengths, weaknesses, opportunities, and threats (SWOT) regarding the redevelopment.

Focus Group Meeting 2

The second Focus Group Meeting was conducted on Wednesday, September, 2015 at the Waterfront on the Riverwalk. All attendees from Focus Group Meeting 1 were invited to attend Focus Group Meeting 2. The second Focus Group Meeting focused on assessment of regional economic conditions from the completed Market Study, business development strategies including lessons learned from relevant case studies, and environmental cleanup issues.

Additionally, early in the process, Matrix Design Group supported PuebloPlex's effort in a "PEDTalk" session, conducted with civic and business leaders affiliated with the Pueblo Economic Development Corporation (PEDCO).

2.4 Pueblo Depot Activity Development Authority Board Meetings

Another aspect of the public outreach effort included participation at the PuebloPlex monthly board meetings and other special meetings. Not only were these meetings open to the public, as required by law, but at each meeting, members of the public were provided the opportunity to make comments to or ask questions of the PuebloPlex board members and/or staff. Meeting agendas and minutes were made available to the public throughout the project duration.

2.5 Project Website

A user-friendly website (**pueblopleXredevelopmentplan.com**) was developed for the project, and served as the electronic portal of the PuebloPlex Redevelopment Plan development process. The website features a simple, easy-to-navigate interface that allows all people who use the site full access to the website's content.

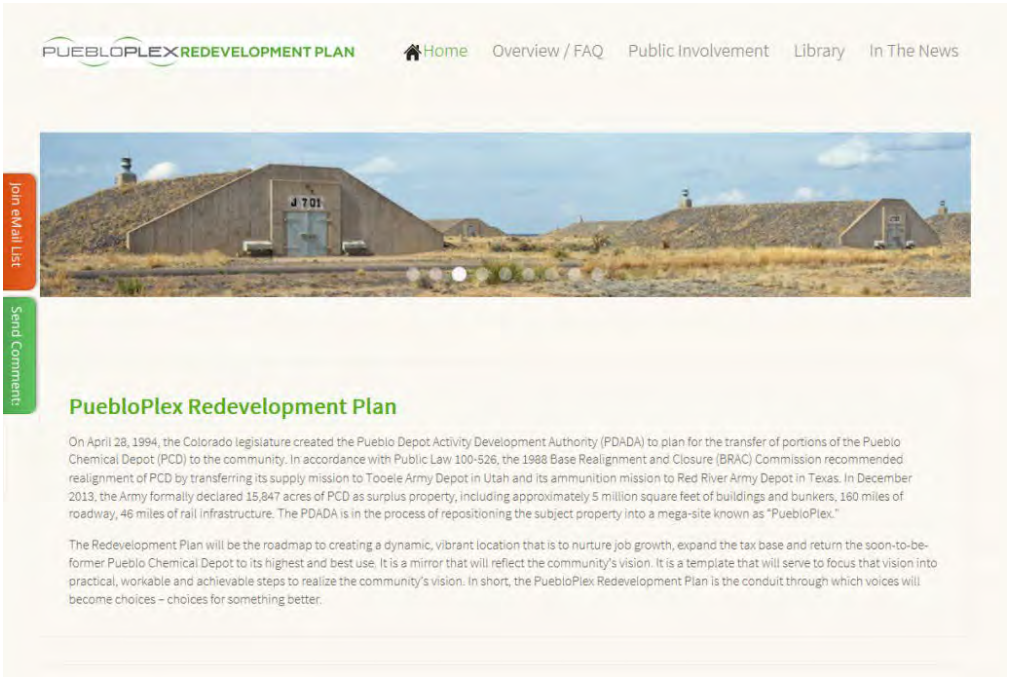
The website was modified and constantly updated over the course of the planning process. Various website articles and updates had been completed and uploaded to the website each month of the process to keep the public apprised of project progress. The website provides two tabs on the left side of the website allowing visitors to join the email list and directly send comments regarding the redevelopment Plan. The website contains four main pages:

- **Overview / FAQ**
  This page provides a summary of the Redevelopment Plan project, Plan objectives, and development phases necessary to complete the Redevelopment Plan as well as information on the Homeless Assistance Submission.

- **Public Involvement**
  This page provides information on methods of ongoing participation available to the public in the Redevelopment Plan process including summaries, documents and video from public meetings, focus group meetings, and other local meetings conducted for the redevelopment project.

- **Library**
  The Library page contains the bulk of the planning-related materials, exhibits, and documents developed throughout the project. Materials available to the public on this page include a variety of documents developed for the project including informational brochures, public meeting materials, maps, a number of hyperlinks to online resources related to the PuebloPlex Redevelopment Plan project as well as relevant local, state, and federal organizations. Also included on this page are videos and links to videos to PuebloPlex meetings and a history and background of the PCD.

- **In the News**
  This page provides links to online articles featuring the Redevelopment Plan project and public meetings in several Pueblo Chieftain Editorials and various local news station articles and videos.



2.6 E-Blasts

Throughout the Redevelopment Plan project, names and email addresses of interested individuals, stakeholders and groups were collected. These contacts were maintained in a comprehensive contact list database and used to develop a project email list. The membership list was sent regular project updates and notification son upcoming meetings. Over 150 contacts were emailed "post cards" and invited to the various Public Meetings in a comprehensive blast in the months of June 2015, September 2015, and January 2016.

2.7 Media Outreach

Press Releases were distributed to the local organizations and media to broadcast timely and accurate dissemination of Redevelopment Plan information including key events, public meetings and public hearings.

2.8 Informational Brochures

Three informational brochures were produced over the course of the redevelopment planning process:

Informational Brochure 1: Redevelopment Plan Overview

The first brochure describes the purpose, goals, and objectives of the Redevelopment Plan process and identifies public participation opportunities. This brochure was used to brief interview participants, posted to the project website, and distributed at Focus Group Meeting 1 and Public Meeting 1.

Informational Brochure 2: Considerations for Development

This brochure provides an overview of regionally high-performing job sectors and employment growth projections, environmental and natural constraints, and existing infrastructure conditions at PuebloPlex. The brochure also provides an introduction to potential land uses that may be considered for PuebloPlex. The brochure was posted to the project website and distributed at Focus Group Meeting 2 and Public Meeting 2.

Informational Brochure 3: Redevelopment Plan Executive Summary

This brochure provides a summary of the Redevelopment Plan including Implementation Strategies and the Homeless Assistance Submission. This third and final brochure was developed and distributed following approval of the Redevelopment Plan in February 2016.

These informational brochures were made available via email, the project website, and at project meetings.

Please see the next page.

Section 3: Existing Conditions

As with most military installations, PuebloPlex is surrounded by a broad mix of public-sector and private-sector uses and properties, communities of various sizes and characteristics, and a diverse natural landscape. As a federal property, compliance with local land use, zoning, and other regulations do not generally apply, and as a military property, the built environment often takes unique forms, both horizontally and vertically, to accomplish a specific military mission. To help understand the similarities and differences between onsite and off-site environments, how they affect each other, and to lay the groundwork for the development of the Redevelopment Plan, a thorough existing conditions assessment was conducted. A summary of this assessment is presented in the sections below.

3.1 Economic and Market Analysis

This section contains a summary of the regional demographic, economic and market conditions analyzed for PuebloPlex and the surrounding region. The main purpose of the economic and market analysis was to assess the market and economic characteristics of the region, evaluate the competitive position of PuebloPlex, identify opportunities for its redevelopment, and estimate the impacts of likely targets for redevelopment. It should be noted that because nearly 30 years has elapsed between realignment and the surplus of land by the federal government that ancillary business supporting the installation have been lost resulting in a longer development curve for PuebloPlex than had the two actions occurred contemporaneously.

The complete analysis is provided in Appendix B.

Overview

The Colorado Department of Local Affairs (CDLA) projects a growth in traditional industrial basic jobs in Pueblo County of 1,300 by 2040 – equating to approximately 52 new jobs per year. Estimates for total employment are projected to increase by 31,000 in Pueblo County through 2040, averaging approximately 1,250 new jobs annually. Because this projection includes jobs from all employment sectors which may not be appropriate for PuebloPlex, absorption at PuebloPlex should only assume a portion of these jobs.

Key findings of the economic and market analysis include the following:

- Pueblo County lags behind the State of Colorado for employment income. The median household income in Pueblo County is $43,659, as compared to $60,280 for Colorado. This indicates a need for job creation within the County capable of providing higher paying jobs. The manufacturing sector in Pueblo County experienced the largest increase in average wages, growing by almost 18% from 2008 to 2013.
- The largest employment sectors in Pueblo County are healthcare and social services, retail trade, accommodation and food service, and manufacturing. Of these, healthcare and social services is the fastest growing sector, with manufacturing remaining relatively stable. Due to its large land area and proximity to a

nationally-accessible transportation network, PuebloPlex is advantageously positioned as a potential hub for manufacturing.

- Pueblo County experienced an improvement in both the number of unemployed persons and the unemployment rate between 2010 and 2014. Attracting employment sectors consistent with the skills and experience of the local workforce can contribute to reduced unemployment in the region.
- Despite a growing labor force statewide, the labor force in Pueblo County is decreasing. Between 2010 and 2014, the labor rate decreased by 3.1 percent indicating that new workers are not moving to the region. Pueblo County also has a higher concentration of residents aged 65 and over and higher median age than the State. As existing workers transition to retirement, the labor force will need to be replenished. Redevelopment of PuebloPlex is an opportunity to attract, new younger workers to Pueblo County, enhancing the region for economic development.
- Pueblo County has been dominated by growth and expansion of national and international manufacturing and aerospace sectors drawn to the area for lower cost labor and land, and proximity to the national transportation network. There may be an opportunity to leverage these industries to attract associated vendors and chain suppliers to PuebloPlex.
- PuebloPlex represents one of the largest redevelopment opportunities in the United States with more than 15,000 acres. The property has the ability to support a variety of unique large-scale economic development opportunities which could benefit the local workforce, while supporting smaller scale projects in initial redevelopment phases.
- The ability to attract new manufacturing industry would help to improve the regional economy by providing opportunities for higher wage jobs necessary for increasing the County median household income.

Key findings as they relate to the industrial supply and demand and growth potential at PuebloPlex are summarized below.

- There is a significant supply of competing available development acreage at the region's established industrial parks. PuebloPlex will have to compete with existing industrial development sites and available buildings in Pueblo County and beyond. There are three existing industrial parks in Pueblo County each with their own development incentives:
    - Each park has direct rail access.
    - One park is within an Enterprise Zone which provides an economic incentive and has sites upwards 1,000 acres.
    - One park is collocated with Pueblo Memorial Airport providing road, rail, and air access.

- The cost for industrial land is variable through the region ranging from $16,000 per acre to $40,000 per acre. Outside of industrial parks, land for industrial uses is priced as low as $2,000 per acre. In order to be competitive, PuebloPlex will have to offer market-comparable land costs for the amenities provided.
- In general, the existing facilities at PuebloPlex are generally considered below average in the context of the regional marketplace. PuebloPlex will have to overcome the challenge of marketing the facilities and utilities along with the remote location relative to the Interstate 25 with other area industrial properties.
- The site's locational characteristics may make it more attractive for select uses and users that could benefit from large land areas and limited population density in proximity to the site.
- Among the strengths of PuebloPlex 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. In addition, the regional workforce is considered an asset, as is the excellent regional transportation access.

Overall Conclusions

While market conditions suggest that full redevelopment of PuebloPlex is several years from fruition, trends within the Pueblo County industrial and office markets are informative as to the types of users likely to drive its redevelopment. Based upon site characteristics, economic base, broader market and policy trends, redevelopment opportunities in **manufacturing, energy production, research and development, and institutional uses** have been identified:

Manufacturing Uses

Pueblo County has a long manufacturing history and significant concentration of its workers in the manufacturing sector including rail-related industries. 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 a diverse range of manufacturing companies.

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.

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.

These opportunities include Federal and state funded activities which are generally driven by an expressed need from a specific entity looking for a location for a specific project. 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 (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 at PuebloPlex. This may offer PuebloPlex the opportunity to pursue related rail education, development and training activities in conjunction with the TTCI.

Energy Production

Colorado is a leader in alternative energy uses. The State's utilities have been aggressive about developing alternative energy technologies and 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.

Solar Energy

In 2012, the National Renewable Energy Research Laboratory prepared a Market Study and Feasibility Analysis for a Utility-Scale Solar Energy Project at the Pueblo Chemical Depot. The study estimated that the levelized cost of energy (LCOE) ranged from a low of 13.1 cents per kilowatt hour for concentrated photovoltaics (CPV) to 16.6 cents per kilowatt hour for concentrated solar power (CSP), concluding 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 study was published, the cost for installed capacity of solar systems has continued to fall. In 2014, Xcel Energy announced a $250 million 120-megawatt 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 and will generate enough energy to supply 31,000 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 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.

Wind Energy

The State of Colorado has a significant installed base of wind turbines used to generate electric energy. 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 and typically range in size from 500 kilowatts to 7.5 megawatts.

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 National Wind Technology Center (NWTC) at the forefront of energy innovation is located outside Boulder, Colorado. For more than three decades their researchers have built unparalleled expertise in renewable energy technologies while supporting the vision that wind and water can create clean, reliable, and cost-effective electricity. By leveraging the applied research from the NWTC, the PuebloPlex redevelopment can incorporate appropriate technologies optimized for the local conditions.

Waste-to-Energy

According to the Energy Recovery Council, a total of 84 nationwide 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.

While some of these options may not have widespread public support, once permitted, operations of this type can be extremely profitable. Allocation of 500 to 1,000 acres of land to waste-to-energy operations may offer potential financial returns to support development in other areas of the PuebloPlex site. 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 estimated to account for one-quarter of employment in Pueblo County. According to PEDCO, Parkview Medical Center is the largest employer in the County, with 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 proximate 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.

3.2 Off-Site Conditions and Influences

The following section describes the general land use, transportation, and natural resource conditions that surround the Depot and that provide the broad community planning context for the Redevelopment Plan. The full assessment of off-site conditions and influences is provided in Appendix C.

Existing Land Use

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 east and west of PuebloPlex. The closest non-residential development is manufacturing and warehouse facilities approximately eight miles west of PuebloPlex near the Pueblo Memorial Airport.

Immediately north of PuebloPlex is the TTCI facility – a comprehensive training facility for railroads which provides training, research and development, consulting, and testing facilities. PuebloPlex and the TTCI are both considered employment centers, which support light industrial and public government type land uses with no residential or commercial development.

The Town of 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 town contains a post office, community park, single-family detached dwellings and manufactured homes, and an elementary school.

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 residences, community center and elementary school. The commercial core of the community contains a post office, gas station / convenience store and two churches.

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 form PuebloPlex by agricultural ranching land and a single family residence.

Future Land Use

The Pueblo Comprehensive Plan designates future land use categories for PuebloPlex site and surrounding areas. These land use designations and their locations are described below and shown on Figure 3.2-1.

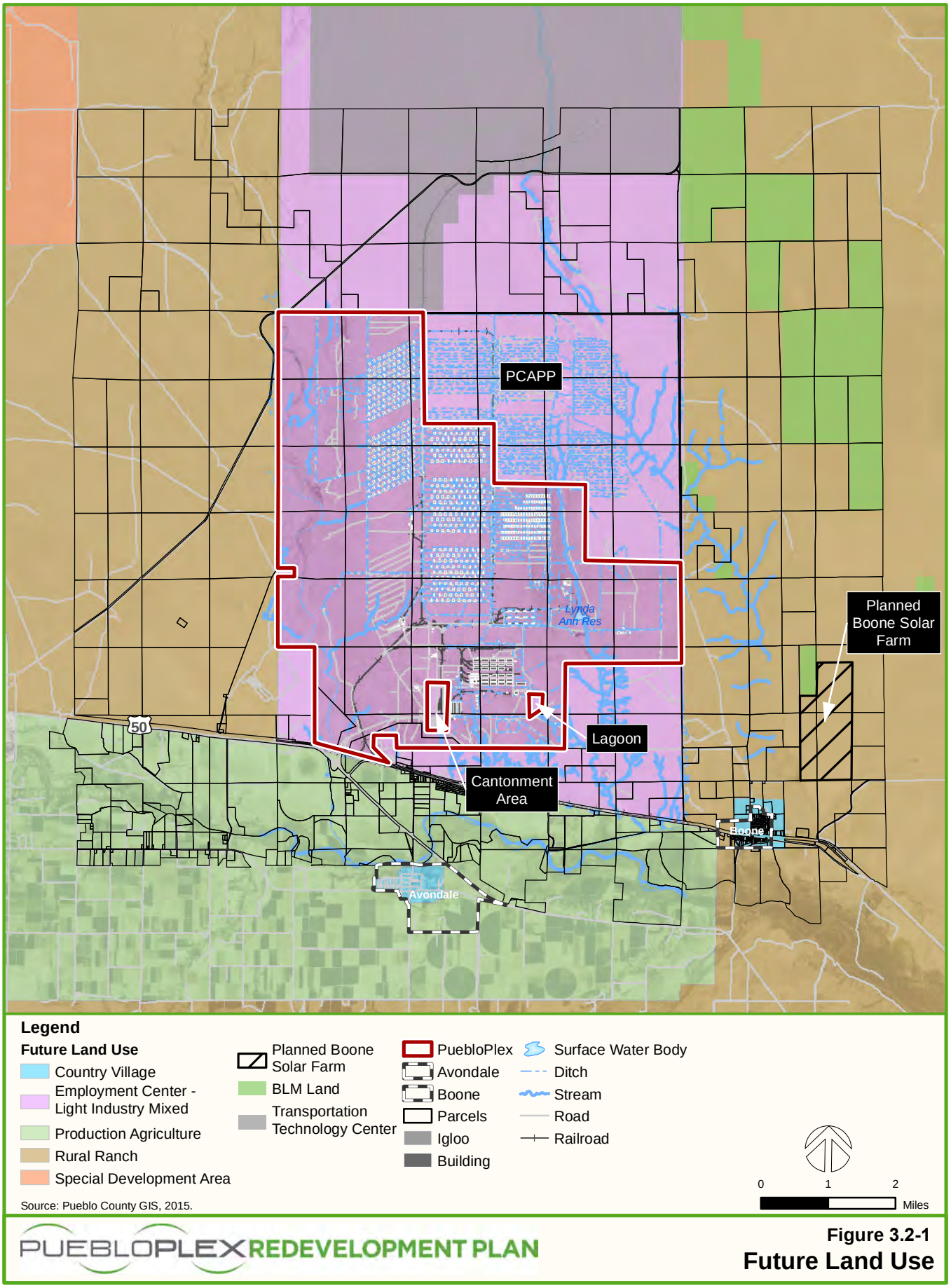
PuebloPlex, the Pueblo Chemical Agent-Destruction Pilot Plant (PCAPP) and TTCI are designated the Employment Center – Light Industry Mixed future land use category. To the south between PuebloPlex and US Highway 50 land is also designated Employment Center – Light Industry Mixed. This category includes planned industrial parks and offers some commercial and office services but precludes residential development and industrial processes that produce significant impacts such as smoke, noise or odors, and the handling of hazardous materials.

South of US Highway 50 the majority of land is designated Production Agriculture intended for agricultural use. A number of viable farm operations are located within these areas. To conserve agricultural resources and decrease the necessity of selling farmland due to high land values, minimal public infrastructure is planned for these areas.

Most land east of PuebloPlex is designated Rural / Ranch. This future land use category recognizes sparsely populated areas without public water or paved roads, devoted to traditional ranching operations, large rural land holdings and "ranchettes." Residential uses are only recommended on large acreage tracts at 1 to 2 units per 35 acres or in cluster developments that preserve substantial amounts of contiguous open space. Commercial uses 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.

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

The Town of Boone and community of Avondale are designated Country Village. These communities provide both neighborhood housing developments and commercial retail support services of the scale and character that reflects historic development to serve the day-to-day needs of residents. As community potable water and sewer systems are expanded, some higher density development may be appropriate.



PUEBLOPLEX REDEVELOPMENT PLAN

Figure 3.2-1
Future Land Use

FigX_PuebloPlex_Land_Use_CJM_20150825.pdf

The following assessment was made regarding impacts of future land use surrounding PuebloPlex for redevelopment:

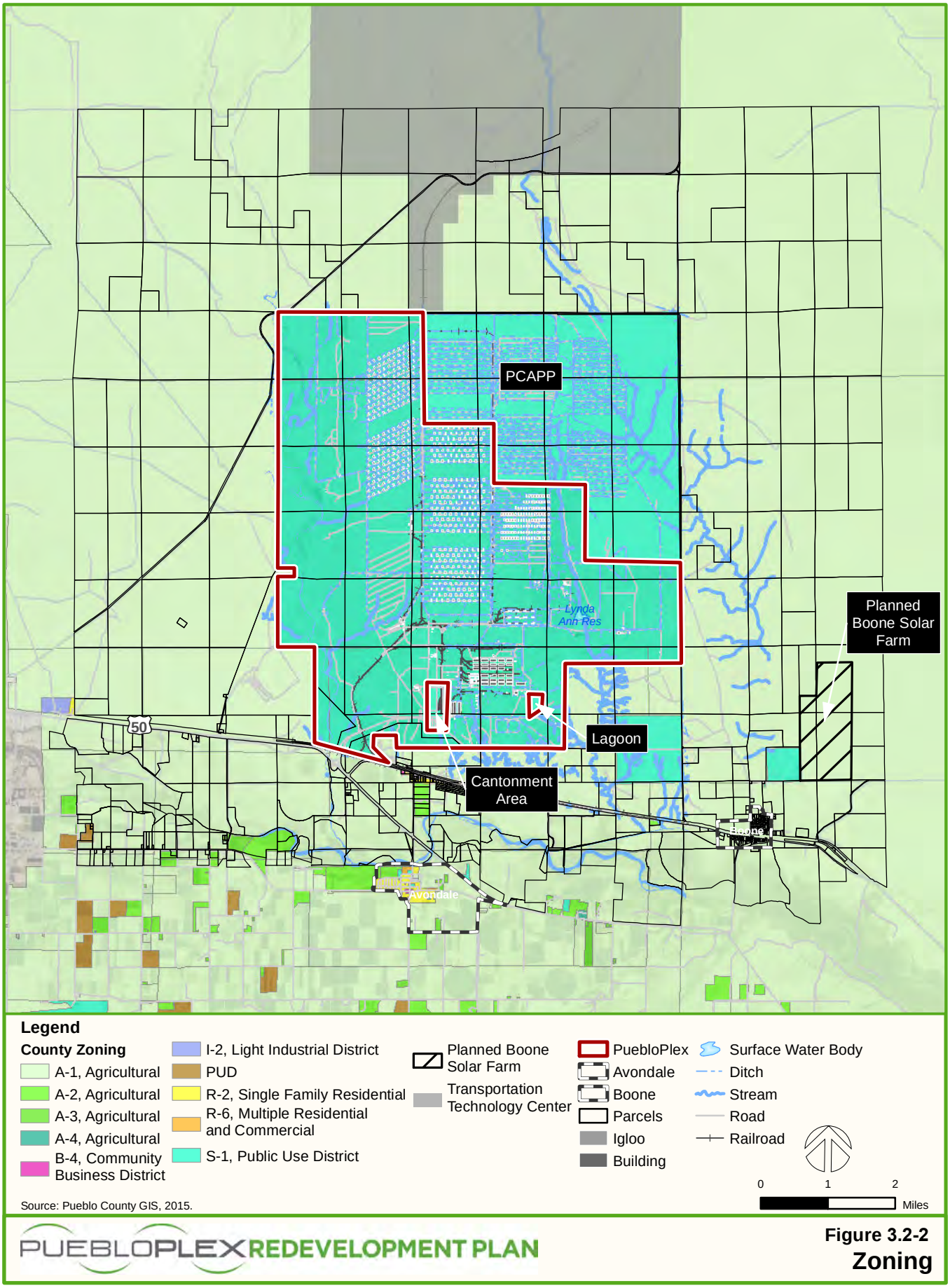
- PuebloPlex is compatible with the TTCI to the north since both are within the same future land use category that allows similar industrial uses.
- The predominant future land use categories surrounding PuebloPlex are Rural / Ranch and Production Agriculture which allow very low-density residential and support growth only where existing public services are in place. This benefits the redevelopment of PuebloPlex since these land use categories preclude significant residential densification surrounding PuebloPlex.
- Avondale and the Town of Boone are not likely to be impacted by PuebloPlex redevelopment due to their proximity. As large employment sectors are typically excluded in areas with this designation, PuebloPlex could support jobs to sustain and grow these communities.

Zoning

PuebloPlex is within the S-1 – Public Use Zoning District as are the TTCI and two areas between PuebloPlex and the Town of Boone. Almost all land surrounding PuebloPlex is zoned A-1 – Agriculture. Other agricultural zoning districts proximate to PuebloPlex include A-2, A-3 and A-4 – Agriculture. Small tracts of land along US Highway 50 are zoned as B-4 – Community Business District, as is the center of Avondale. Other zoning districts within the vicinity of PuebloPlex include PUD – Planned Unit Development; R-2 – Single Family Residential; R-6 – Multiple Residential and Commercial (both in Avondale); and I-2 – Light Industrial in areas near the Pueblo Memorial Airport.

Zoning districts for PuebloPlex and the surrounding area are summarized below and illustrated on Figure 3.2-2.

- The S-1 – Public Use Zoning District is for public uses such as emergency facilities. All other uses are at the discretion of the Board of County Commissioners.
- The Agricultural A-1 and A-2 Zoning Districts are for the appropriate use of dry range and irrigated land in keeping with its natural characteristics and agricultural functions. Uses permitted in these districts include agriculture and agriculture processing and storage, and single and two-family residential uses. Minimum lot sizes for these districts are 35 acres and 5 acres respectively.
- The A-3 and A-4 Agriculture Zoning Districts are for farming, gardening, and orderly low density residential development. Uses permitted within these districts include equestrian, farming, ranching and single family residential. Minimum lot sizes for these districts are 1 acre and one-half acre respectively.
- The B-4 – Community Business District is for the sale at retail of convenience type and shopper goods and services with a minimum lot size of 5,000 square feet.



PUEBLOPLEX REDEVELOPMENT PLAN

Figure 3.2-2
Zoning

FigX_PuebloPlex_Zoning_CJM_20150825.pdf

- The Planned Unit Development (PUD) Zoning District is for accommodate a mix of uses on a single site including r residential, commercial, industrial, agricultural uses, and marijuana establishments. Development standards for this zoning district are site-specific through an approved development plan.
- The Single Family Residential R-2 Zoning District is intended for medium density single-family development with a minimum parcel size of 5,600 square feet.
- The R-6 – Mixed Residential and Commercial Zoning District is for mixed residential and commercial establishments including transient lodging. with minimum lot sizes ranging from 3,000 square feet for single family residential up to 8,000 square feet for multi-family structures.
- The I-2 – Industrial Zoning District is 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. The minimum lot size for this district is one-half acre with a floor area ratio of 1.00.

Transportation

Road, rail and air are all nationally-networked transportation modes accessible within the Pueblo County region. The following is a summary of the transportation networks.

Road Network

Two major roadways bisecting Pueblo County – Interstate 25 (I-25) and US Highway 50, carry the majority of the trans-regional traffic through Pueblo. Commuters to PuebloPlex typically use US Highway 50 for access. These two roads form the backbone of the regional highway network, comprising 250 miles of the 420 miles of major roads in the region.

Primary commercial vehicle routes are state highways connecting the City of Pueblo with the region and principal arterials encircling the City and providing access to Pueblo West. Locally, parts of Overton Road, DOT Test Road connecting the TTCI to Airport Industrial Park / US Highway 50, and 36th Lane connecting the Town of Boone with US Highway 50 serve as commercial corridors. Primary destinations served by commercial truck traffic include facilities within the Airport Industrial Park such as the Target department store distribution facility. Additional truck traffic through the area services the PCAPP at the northern portion of the Pueblo Chemical Depot (PCD). Interstate-25 and US Highway 50 are primary freight routes with more truck traffic heading north towards Denver than other directions. The highest truck volume is in the section of I-25 between US Highway 50 and State Highway 47 and downtown Pueblo. Other areas with significant truck traffic are: US Highway 50 / State Highway 96 between Pueblo and the Airport Industrial Park.

Rail Network

Historically Pueblo has been served by numerous railroads. Major commodities carried by rail to and from Pueblo, as well as through Pueblo, include coal and manufactured goods. Although recent trends indicate a decline in rail use throughout the country, rail traffic is

expected to increase moderately through the region. The Colorado Department of Transportation (CDOT) commissioned a rail relocation study in 2009 to evaluate relocating the freight corridor further east away from the existing I-25 corridor between the City of Pueblo and PuebloPlex. In 2013 CDOT designated the project inactive with no plans to reinitiate it.

The primary rail corridor serving PuebloPlex is the east-west line paralleling US Highway 50 and State Highway 96 between downtown Pueblo and the State of Kansas to the east. The portion of this single track rail line proximate to PuebloPlex is owned by the Union Pacific Railroad though the Burlington Northern and the Santa Fe Railway Company (BNSF) Railroad has operating rights on this section of rail. Because portions of this east-west rail corridor are owned by either the Union Pacific Railroad or BNSF Railroad, both having operating rights throughout, PuebloPlex can be served by both railroads. From Pueblo, rail lines run north and south into Wyoming and New Mexico which are similarly owned by either the BNSF or Union Pacific Railroads.

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 and are provided with rail service. One of these locations is the TTCI. The railroad main that runs to the TTCI from the Union Pacific rail line traverses PuebloPlex. This portion of railroad is owned by the PCD. Both the TTCI and PuebloPlex have active rail loading infrastructure.

Air Facilities

The Pueblo Memorial Airport is located approximately 10 miles east of PuebloPlex, and five miles northeast of downtown Pueblo. The airport contains an FAA air traffic control tower with terminal radar approach control, navigational aids, and two fixed base operators. In 2013, the airport reported an average of 454 daily aircraft operations. The facility serves charter, military, business, recreational and general aviation flight, and training. There are three asphalt runways at the airport, the longest of which is 10,496 feet long and capable of supporting all sizes of aircraft.

To ensure the airport maintains safe navigable airspace, the Federal Aviation Administration has established certain 3-dimensional imaginary surfaces for civilian airports extending radially out from a runway to determine whether structures (natural or man-made) pose a vertical obstruction relative to the navigable airspace around an airport. These surfaces extend both horizontally and vertically. There are two imaginary surfaces that extend across the PuebloPlex site – the Approach / Departure Clearance Surface and the Transitional Surface.

For a precision instrument runway such as the PuebloPlex Memorial Airport primary runway, the Approach / Departure Clearance Surface extends approximately 9 1/2 statute miles horizontally from the runway threshold. At the portion over PuebloPlex this surface is a 40:1 slope (40 horizontal feet for every 1 vertical foot) up to a height of 1,200 feet above the existing airfield elevation. A structure that exceeds the height of this surface is considered a vertical obstruction to navigable airspace.

The Transitional Surface extends the same horizontal distance as the Approach / Departure Clearance Surface – approximately 9 1/2 statute miles horizontally from the runway threshold.

At the portion over PuebloPlex, this surface is a 7:1 slope (7 horizontal feet for every 1 vertical foot) up to a height of 1,200 feet above the existing airfield elevation. A structure that exceeds the height of this surface is considered a vertical obstruction to navigable airspace.

Figure 3.2-3 illustrates these surfaces at PuebloPlex including the height, expressed as airspace contours, at which structures are considered vertical obstructions. Because of the sloping nature of these surfaces, the exact location of a structure is critical to determine whether it constitutes a vertical obstruction. The 50-foot airspace contours are provided as a guide for this height threshold. The safe height for structures is the difference between the existing ground elevation and the imaginary surface height at the exact structure location. Existing ground elevation heights are identified in 10-foot contour intervals on Figure 3.2-3.

Structures exceeding the height of these surfaces are considered vertical obstructions to navigable airspace. Though the safe height of structures is variable across the site, structures higher than 650 feet would be considered a vertical obstruction at the closest point between ground and airspace contours at the western edge of the property. The height at which structures would be considered a vertical obstruction increases eastward across the property.

3.3 On-Site Conditions and Characteristics

PuebloPlex contains approximately 16,000 acres in Pueblo County, approximately 15 miles east of the City of Pueblo. The property is situated on the north side of US Highway 50 and State Highway 96, near the communities of Avondale and Boone. Existing assets at PuebloPlex include:

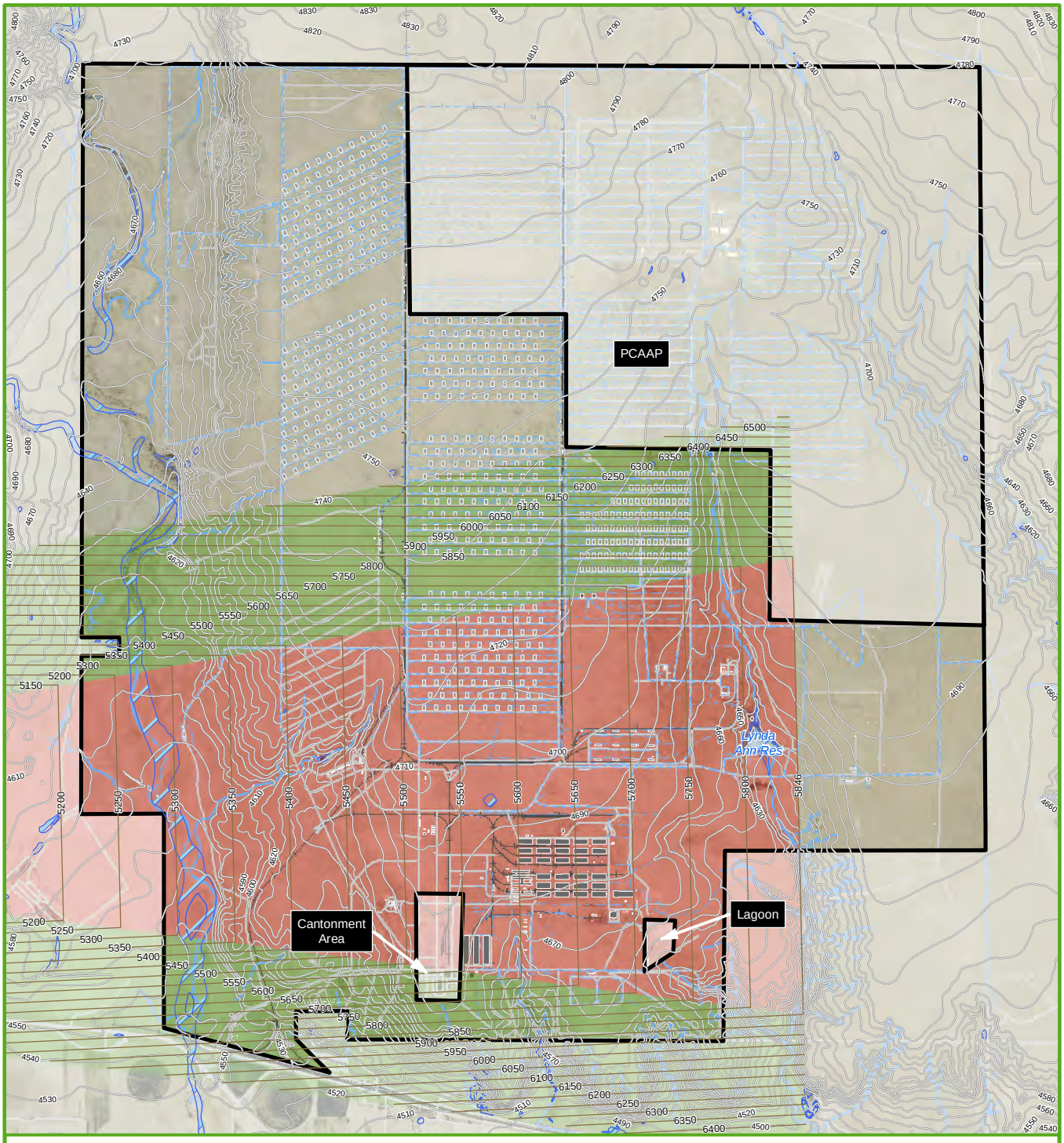
- 137 miles of paved roadway
- 39 miles of rail track
- Over 700 structures (177 buildings and 620 igloos)

Land Use

Characteristics of the site vary from open spaces containing water bodies and wetlands, to developed areas with transportation and utility infrastructure and buildings of various sizes and purposes ranging from small storage igloos to large warehouses.

The western portion of the property contains Andy and Chico Creeks, with tributaries extending east of the creeks. The creeks have intermittent flows and are most active during times of heavy rains and snow melt. Though the water flows are intermittent, portions of these areas are within the 100-year floodplains and contain wetlands. This area has been primarily maintained as open space.

Similar to the western portion of the property, the east central portion of the site is traversed by creeks with intermittent flows including Boone and Haynes Creeks. Near the south end of Boone Creek is the Lynda Ann Reservoir which is supplied by the Boone Creek water table and localized water runoff.



Legend

- Airspace Contour
- Ground Contour (10 foot)
- Parcels
- Surface Water Body
- **Pueblo Memorial Airport Imaginary Surface**
- Wetland
- Igloo
- Ditch
- Approach/Departure Clearance Surface
- Building
- Stream
- Transitional Surface
- Road
- Railroad

0 0.5 1 Mile

Sources: PCD, 2015; CWP, 2015; Pueblo Airport, 2015.

PUEBLOPLEX REDEVELOPMENT PLAN

Figure 3.2-3
Airspace Height Restrictions

FigX_PuebloPlex_Airspace_Height_Restrictions_CJM_20150911.pdf

The north central portion of the property is characterized by over 3,100 acres of munition storage igloos. Most of the igloos are in in usable conditions, some with power. A portion of these are under active leases.

The south central and southeastern portions of PuebloPlex are the most developed areas and contain existing utility and transportation infrastructure, and the majority of structures including the larger warehouses and other buildings.

Transportation

PuebloPlex contains an internal network of road and rail. The following is a summary of the onsite transportation networks illustrated on Figure 3.3-1 including the weight of rail lines and whether they are active or abandoned, and the class and widths of existing roads. The full assessment of onsite road and rail networks is provided in Appendix D.

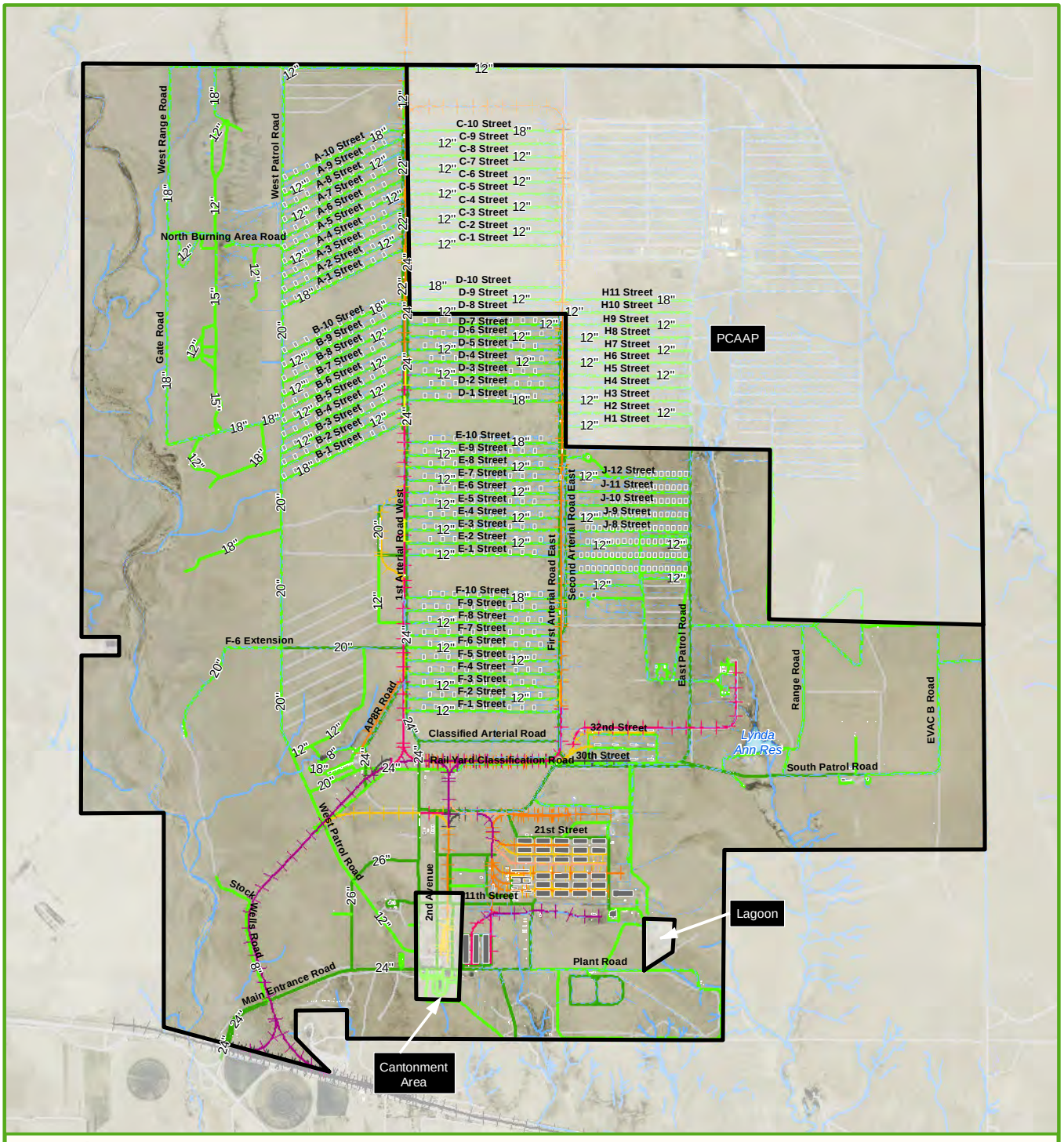
Road Network

The primary vehicular access to PuebloPlex is via an interchange on US Highway 50 leading to the current South Gate. Structure K19V carries the access road over the highway. Though in good condition with a sufficiency rating of 80.7 out of 100, K19V is obsolete since ramps carrying traffic to and from US Highway 50 are narrow with geometrics that do not conform to current 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 likely need replacement due to its deteriorated condition and functionally obsolete design width.

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

A third access to PuebloPlex is via Pueblo County Road 601 (also known as Road N or El Rancho Road), more commonly known as IL Ranch Road. IL Ranch Road is two-lane gravel road about 5.5 miles east of the primary US Highway 50 access interchange. IL Road runs north-south along the eastern edge of PuebloPlex from US Highway 50 to DOT Road which terminates at the TTCI. IL Road has an unprotected crossing of the Union Pacific rail road track.

The internal roadway network consists of a grid pattern of predominantly two-lane roads concentrated around existing PuebloPlex facilities. The roads in southern portion that connect storage areas and warehouses are asphalt and in fair condition with evidence of crack sealing to preserve the roadways. Further north where the storage bunkers are located, roads are in poor condition. No efforts at crack sealing have been made and the asphalt is falling apart with vegetation sprouting up.



Legend

Weight of Rail (Active)
- 65
- 75
- 80
- 85
- 90
- Unknown

Weight of Rail (Abandoned)
- 65

Road Class
- E
- F
- Other

- Parcels
- Igloo
- Building
- Surface Water Body
- Ditch
- Stream

0 0.5 1 Mile

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

PUEBLOPLEX REDEVELOPMENT PLAN

Figure 3.3-1
Roads and Rail

Fig1_PuebloPlex_Transportation_CJM_20150827.pdf

Rail Network

Connections from the Union Pacific Railroad to PuebloPlex are via a wye track configuration that allows trains to enter or depart the facility to either the east or the west. Within PuebloPlex are numerous tracks used to move to various storage facilities including warehouses and bunkers. While original construction dates of the tracks are unknown, the facility was operational in the 1940s. The tracks at PuebloPlex are categorized as Class 1 by the Federal Railroad Administration which means they are limited to maximum speed of 10 mph for freight and 15 mph for passenger. This is typical for rail yards, branch lines, short lines and industrial spurs.

Generally, PuebloPlex 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 1 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.

The track coming from the Union Pacific Railroad (UPRR) main track provides the connection onto and through the PuebloPlex property. The Transportation Technology Center lies north of the site and is also served by this main track. The PuebloPlex property has numerous tracks that were used to move supplies to various storage facilities including warehouses and bunkers. While original construction dates of the tracks are not known, the facility was operational in the 1940s.

The majority of the track conditions for the areas reviewed complied with FRA Class I standards and supported an operating speed of 10 MPH. It is recommended that should an increase in operations occur, and the main track and access to the warehouse is not immediately replaced, they should be monitored closely for accelerated deterioration.

Cultural, Historic, and Natural Resources

The following is a summary of the cultural, historic, and natural resources at PuebloPlex.

Cultural and Historic Sites

The PuebloPlex property contains several cultural sites including various areas and structures:

- Native American Camp Sites
- Archaic / Late Prehistoric Camp Sites
- Other areas and structures of significance

Because of the significance of these resources and their age, development around these resources requires coordination with the Colorado State Historic Preservation Office.

Natural Resources

Natural resources include features of the natural environment such as area topography, water resources, ground cover, and soils contained within the site. This discussion also includes wildlife habitats, related to threatened and endangered species in the region.

Topography

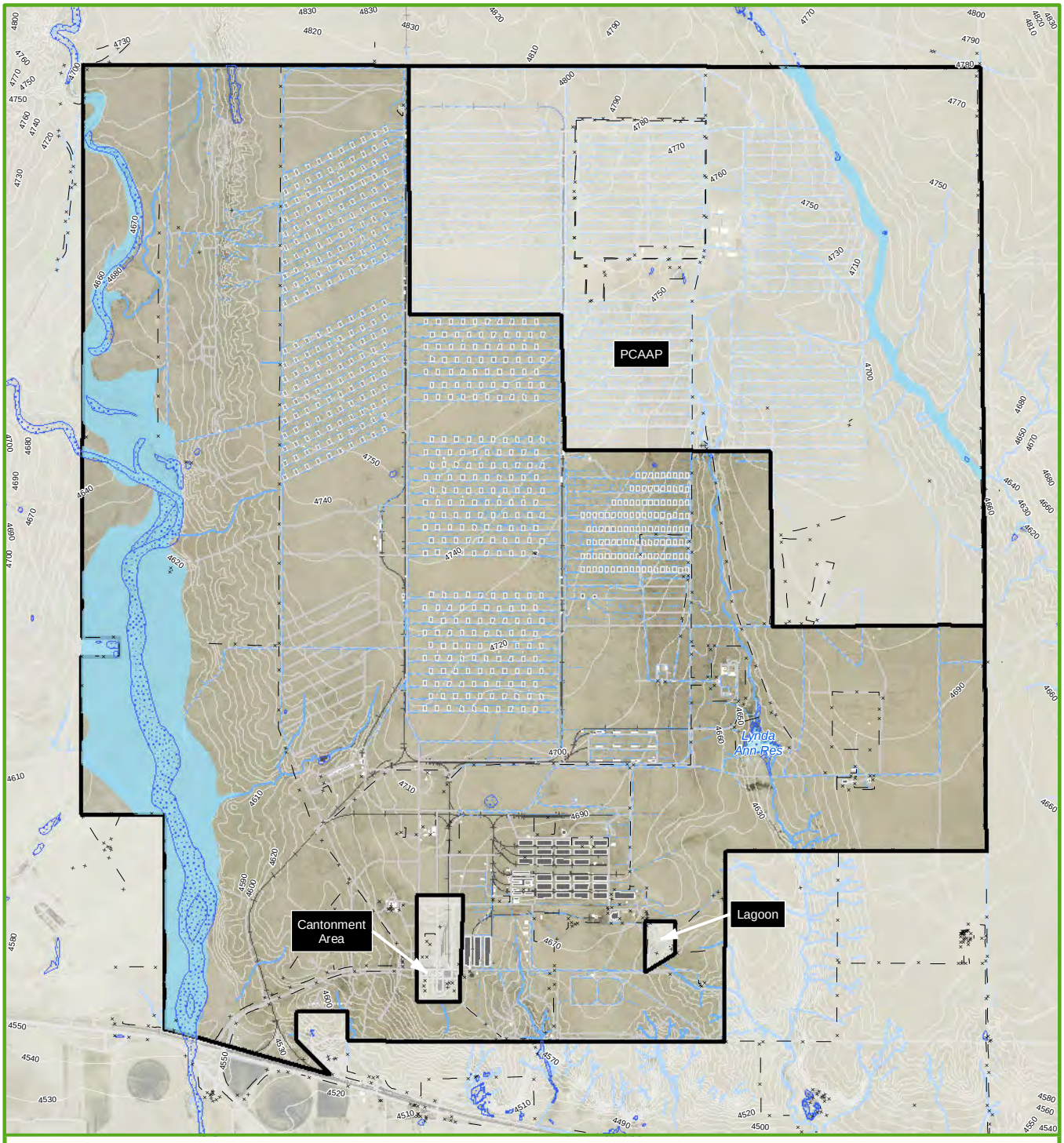
The site terrain is largely flat, with slight sloping characterized along the western portions of the site, and near Boone Creek on the eastern portion of the property. The overall elevation for the site ranges from just over 4,800 feet near the northern border to approximately 4,550 near the southern border of the property. In addition to the higher elevation near the northern edge of the property, the central portion of the property, near the storage igloos has a higher elevation of around 4,700 feet, than the eastern and western edges of the site.

The topography is shown on Figure 3.3-2.

Water Resources

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 northeastern boundary. These creeks generally flow from north to south and discharge into the Arkansas River located just south of the PuebloPlex property. The Federal Emergency Management Agency (FEMA) Flood Rate Insurance Map (FIRM) confirms that there are 100-year floodplains associated with both Chico Creek and Haynes Creek, however, there is no floodplain associated with Boone Creek within the boundary of the property.

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.



Legend

- Contour (10 foot)
- Ditch
- Stream
- Wetland
- Surface Water Body
- 100-Year Floodplain
- Parcels
- Igloo
- Building
- Road
- Railroad
- Fence

0 0.5 1 Mile

Sources: PCD, 2015; CWP, 2015.

PUEBLOPLEX REDEVELOPMENT PLAN

Figure 3.3-2
Water Resources and Topography

The water resources are illustrated on Figure 3.3-2.

Ground Cover

The characteristics of the ground cover attributes of the site can be partially attributed to the low rate of precipitation for the region, which concentrates vegetation and wildlife around the intermittent creeks, water courses, and reservoirs. In addition to Chico Creek and lands in the immediate vicinity, which are classified as riverine and palustrine wetlands, there are several smaller wetlands associated with intermittent rainfall and snowmelt found throughout the property.

The land near the waterways and reservoirs exhibit the highest biodiversity of vegetation including aquatic vegetation and non-aquatic vegetation such as cottonwood and willow. The remainder of the property is characterized largely by prairie grasses and shrubs.

Soils

Soils found throughout the PuebloPlex site are comprised of six different soil associations. Five of the soils associations are related to soils on plains, and two are related to soils found on terraces and flood plains.

The soils associated with soils on terraces and floodplains are related to Chico Creek and Boone Creek. The soils of Chico Creek are Las Animas – Glenberg – Aspihapa, which are somewhat poorly – to well drained fine sandy loams and silty clays. Soil associated with Boone Creek is classified as Cascaio – Schamber soils, which are well to excessively drained gravelly sandy loams.

The remainder of the soils found at PuebloPlex is identified as soils found on plains. The western portion of the property, excluding Chico Creek, is consists of Valent soil, which are excessively drained loamy sands and sands. The central portion of the property, extending from north to south borders comprises Stoneham Adena – Manzanola soil, which are characterized as well drained loams, clay loams, sandy loams, and silty clay loams that formed in loess and in loamy and clayey alluvium. A small portion of the property on the north-central border is associated with Olney soil which is well drained sandy loams and loamy sands that formed in eolian material. The final soil found on the PuebloPlex site is the Limon-Razor-Midway soil, which is identified with small areas in northeastern and southeastern portions of the site. This soil type is characterized as deep to shallow, well drained silty clays, silty clay loams, clay loams, and clay that formed in materials weathered from shale.

Wildlife Habitats

Wildlife supported on the site includes pronghorn antelope, coyote, various rodents, and reptiles. Portions of the site near the reservoirs also provide habitats for migrating and over-wintering waterfowl. A review of available information concluded that no designated critical habitat was identified at PuebloPlex, though there are five species listed by the United States Fish and Wildlife Service (USFWS), and 18 State-listed species for the area:

Identified Federally-listed species:

- Mexican Spotted Owl: no habitat.
- Arkansas Darter: possible in Chico Creek, known to occur upstream and downstream, mapped as potential habitat by Colorado Parks and Wildlife (CPW).
- Greenback Cutthroat Trout: no perennial stream, only genetically pure population west of Colorado Springs.
- Black-footed ferret: USFWS has block-cleared area for free-ranging populations. The ECP states that several buildings on the property were used for reintroduction efforts in the 1990s, but the project was abandoned in 1996.
- Canada lynx: no habitat.

Identified State-listed species:

- Bald Eagle (Species of Concern): no habitat features mapped by CPW at PuebloPlex. A nest is mapped by CPW approximately one mile south of PuebloPlex along the Arkansas River.
- Black-tailed prairie dog (Species of Concern): known to occur.
- Botta's pocket gopher (Species of Concern): occurs throughout western Pueblo County and along Arkansas River.
- Burrowing Owl (State Threatened): associated with prairie dogs, likely to occur, documented by Smith Environmental and Engineering (SMITH) for the William Allen White (WWA) Boulevard Environmental Assessment (EA).
- Couch's spadefoot (Species of Concern): unlikely to be present, typically occurs in the southeast extent of Colorado below an elevation of 4,500 feet.
- Ferruginous Hawk (Species of Concern): known to occur.
- Flathead chub (Species of Concern): occurs in Arkansas basin, some potential to occur in creeks.
- Long-billed Curlew (Species of Concern): observed by SMITH for WWA EA, likely to occur.
- Massasauga (Species of Concern): northeast portion of PP mapped in range by CPW.
- Mountain Plover (Species of Concern): associated with prairie dogs, likely to occur.
- Northern leopard frog (Species of Concern): range overlaps with plains leopard frog along the Arkansas River.
- Peregrine Falcon (Species of Concern): Unlikely to occur, all known habitats are west of PuebloPlex.
- Plains leopard frog (Species of Concern): likely to occur along Arkansas River.

- Southern redbelly dace (State Endangered): known to occur in Ammunition Worksite Pond.
- Swift fox (Species of Concern): potential to occur, rare due to coyotes.
- Texas horned lizard (Species of Concern): unlikely, known in far southeast of Pueblo County.
- Townsend's big-eared bat (Species of Concern): no suitable habitat at PuebloPlex.
- Triploid checkered whiptail (Species of Concern): likely to occur.

Most birds are protected under the Migratory Bird Treaty Act, excluding Rock Doves, House Sparrows, and European Starlings. PuebloPlex provides a large ground-nesting habitat and it is recommended that construction is planned with consideration of nesting seasons.

Utility Infrastructure Systems

General conditions and characteristics of utility infrastructure systems that serve PuebloPlex are presented below for water, wastewater, stormwater, electric and power supply distribution, natural gas, and telecommunications. Prior to implementation of the Redevelopment Plan, additional inventories and assessments will be necessary to establish the extent to which these systems will need to be improved, expanded and/or extended since the existing utility systems date back to over 75 years with outdated materials and design standards and improved ad hoc through the years.

The following is a summary of information based on on-site assessments and review of existing utility information.

Water

Potable water for the PuebloPlex site is supplied via groundwater. There are currently 11 existing wells which 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. The wells vary in depth from 55 feet to 75 feet and draw water from an alluvial aquifer. The decree allows for pumping rates up to 591 gpm at all wells and provides for military domestic, industrial and irrigation uses.

Due to water scarcity issues within the region, some wells are required to have a Water Augmentation Plan. The plans are designed to protect existing water rights by detailing how water removed from the water supply are going to be replaced. Water rights for the property are junior within the Arkansas Basin and must be augmented for use. Currently, the 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).

Of the 11 permitted wells, four are located on the northern end of the property near the PCAPP and seven are located at the southern end of PuebloPlex. 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 PCD Administration Area. Well #6 located in the

central well field area was abandoned in the 1960s. Four wells were capped in the 1990s when the adjacent well roof collapsed. Currently, the southern portion of PuebloPlex is supplied by two wells – #12 and 13. Well #13 was replaced in 2014 with a new well near the current location.

Water Tanks

There are three elevated water storage tanks located on the PuebloPlex property, which are located on the southern portion of the property. Two of the three tanks have capacities of 100,000 gallons (Buildings 419 and 598) and the third tank has a capacity of 75,000 gallons (Building 90).

The tanks closest to the PCD Administration Area and Warehouse Area (Buildings 90 and 598) are partially full and maintained for fire protection / suppression. It is assumed that the towers were constructed in the early 1940s and routine maintenance inspections by PCD indicate that they are rapidly nearing their useful life.

Water Distribution

The existing water distribution network for the property consists of 3 pump houses, 4 elevated storage tanks, valves, fire hydrants, and almost 180,000 feet of active water mains and service lines. The water mains on the property vary in size from 6 inches to 12 inches. The material for the majority of mains consists of cast iron with the remaining comprising asbestos cement pipe and Polyvinyl chloride (PVC) mains and hydrants have been replaced over the years. There are approximately 215 fire hydrants onsite. There is no cathodic protection for the distribution system and due to the distribution system's construction in the early 1940s, it is determined to be at the end of its expected service life.

The PCD has an annual valve and hydrant replacement program which covers the replacement of approximately 15-20 hydrants assemblies per year. Leakage within the distribution system is not currently tracked or known, and the valves and hydrants are not routinely exercised.

Reservoirs

There are two reservoirs at PuebloPlex – the Lynda Ann reservoir located on the east side of the property along Boone Creek, just east of the 700 series Ammunition Operation Center Building complex, and an unnamed reservoir located on the west side of the property 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, with an existing dam that 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 the proper classifications. The existing water system for the site does not tie into either reservoir.

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. An assessment of water rights is provided in Appendix E.

Wastewater Treatment

Wastewater for the PuebloPlex property is conveyed to evaporation lagoons, which is currently the only existing treatment for wastewater on the property. The sanitary sewer treatment plant was closed in the 1990s and deconstructed. Based on discussions with the PCD, there is concern that the lining in one or both evaporative lagoons may also be nearing the end of its serviceable life. The lagoons are located outside PuebloPlex but within the PCD and are not part of the Redevelopment Plan.

Septic Systems

Twenty-one septic tank systems were identified at PuebloPlex. Of the 21 systems, 16 are inactive, and five were either removed or could not be located.

Wastewater Collection System

The existing wastewater collection system consists primarily of a gravity system with 6-inch to 10-inch vitrified clay pipe (VCP) sewer mains and brick manholes. Small segments of the VCP gravity system have been upgraded to PVC pipe over the years. There are over 58,000 feet of existing sewer mains on the site.

The existing sewer mains were inspected via camera by PCD in 2007, and generally appears to be in good to fair condition. A few segments of pipes exhibited cracks and areas that were crushed. With the exception of scour at the bottom of the manholes, the existing brick manholes appear to be in good condition.

There is one lift station located on the property adjacent to the Officers Club. This lift station services a relatively small area with only a few buildings. A 4-inch cast iron force main connects this area to the gravity system located just northwest of the intersection of 2nd Avenue and 11th Street.

Stormwater Facilities

Most of the stormwater runoff on the PuebloPlex site is conveyed to drainageways via shallow overland flow and small swales. The swales and channels appear to be in good condition with little to no erosion or sediment deposition except in a few isolated cases downstream of culvert crossings. Generally, swales are located along either side of roadways and concrete cross culverts of various sizes (15 inch to 48 inch) are used to convey stormwater at roadway intersections. Given the relatively low density of developed area, the capacity of the existing swales and channels appear to be sufficient to support the existing flows.

There is roughly 40,000 feet of storm drain mains throughout at PuebloPlex and 3 areas with underground storm sewer conveyance systems: the PCD Administration Area, Warehouse Area, and the Special Storage Facilities Area.

Electrical System

The PuebloPlex site is served by the Western Area Power Administration (WAPA) from a 69Kv overhead transmission line which runs into a substation located just east of Buildings 49 and 54 within the Administration Area. The WAPA is a government agency that markets and transmits wholesale electricity from hydroelectric power plants to a variety of clientele including federal and state agencies, cities and towns, utility companies, Native Indian Tribes and utility districts. In the case of PCD, WAPA provides power to the site via wheeling through Black Hills Energy.

The substation is currently owned and maintained by PCD. The transmission line terminates at the substation into two 3,750Kva (3.75Mva) step down transformers in parallel. This substation is the single power source for the entire PuebloPlex site.

The site distribution is primarily overhead with a combination of bare aluminum and copper wiring, with much of the power system dating back to the 1940s. The overhead powers lines are in fair condition with the exception of the west warehouse line from the substation north. The poles and cross arms along this overhead line are in poor condition. The remaining power equipment (switches, transformers, etc.) is old, defective and, in some cases, nonoperational creating reliability concerns with the system.

Natural Gas

Natural gas for the PuebloPlex site is currently served by Xcel Energy. There are two pressure regulation stations at the site and a 6-inch HDPE gas main extending from the Administration area north to the PCAPP. A distribution system exists within the Administration and Warehouse areas, and easements for the system were developed in 1998. The 6-inch gas main serving PCAPP is relatively new and in good condition.

Telecommunications

The incoming telecommunication service terminates in the Administration Area and is redistributed throughout the PuebloPlex site. The system comprises both aerial and underground service. The underground installation is a direct buried cable typical of the Bell System installations across the country. This system has limited cable improvements and upgrades and has limited service of the system to spot repairs at damaged locations. Given the myriad of systems available today and the speed at which systems are improved, it is safe to assume that the telecom backbone is rapidly becoming antiquated.

3.4 Buildings and Facilities

A facilities assessment was conducted for PuebloPlex buildings with the purpose of identifying redevelopment potential and estimated valuation for improvements. As part of the assessments, a visual inspection of more than 125 former and current buildings was completed, which included a statistical analysis of more than 600 former ammunition igloos.

The facilities were field-assessed and assigned a conditions-rating based on the following physical properties:

- Structural Stability
- Building Envelope
- Environmental Conditions
- Drainage
- Historical Use
- Electrical Systems
- Heating, Ventilation, and Air Conditioning (HVAC)
- Parking and Roadways
- Landscaping
- Utilities
- Site Security (access)
- Compliance with the Americans with Disabilities Act (ADA)
- Asset value
- Reuse Potential

The facilities assessment documented the current facility conditions, past uses, land use controls (LUCs), current assets, development potential, location, infrastructure, marketability, and potential reuse plans with an emphasis on valuation for redevelopment. A cost estimate was completed for each facility to assess potential expenses that may be incurred by PuebloPlex during the preparation of the facilities for future redevelopment or reuse.

Facilities Assessment Overview

Physical building assessments of more than 125 building facilities were conducted over the course of six weeks by an experienced survey team comprising structural, environmental, mechanical, electrical, engineering, and cost estimating specialists.

The surveys were visual in nature and did not include any invasive or destructive procedures or sampling. Materials testing was not performed. Most observations were made from the ground floors and based on the condition of the facilities no access to roof tops was allowed due to personnel safety issues. Roofs were assessed by observation from inside the facilities when possible, and through a review of recent aerial photography.

Facility Conditions Assessment

The facility assessments included an evaluation of the criteria described below. Property Conditions Assessment Reports were generated for the 65 facilities evaluated. A visual inspection of the facilities and conditions-rating assigned based on the characteristic physical

properties outlined in the following sections. A stand-alone informational cut-sheet was completed for each of the facilities assigned a "Fully Assessed" designation.

Historic Conditions
Historical use for the facilities was researched prior to the facilities assessments. Conditions with the potential for future developmental impacts were identified and visual confirmation was conducted in the field. Facilities were also evaluated in the field for potential historical uses not identified during the initial research.

Structural Conditions
A structural assessment of the facilities and building support materials was conducted in the field by a professional engineer and included a visual inspection of building materials, support columns, foundations, exterior and interior walls, roofing support, and other structural components. No quantitative structural materials testing was conducted as part of this assessment.

Building Envelope
Building Envelope including walls, roof, doors, and windows were visually assessed for condition including general deterioration, the presence of holes or exterior damage, water damage, siding condition, roofing condition, and general integrity.

Environmental Conditions
Environmental Conditions were visually assessed by an environmental professional and included the potential presence and condition of asbestos-containing materials (interior and exterior), lead-based paint, polychlorinated biphenyl (PCBs) in ballasts and other equipment, universal waste (mercury-containing equipment, fluorescent bulbs, batteries, pesticides), chemical waste, hazardous materials, and adverse biological conditions (rodents, birds, feces, mold, etc.).

Drainage
Drainage assessments included a visual inspection of general site run-off, engineered drainage patterns, building drainage systems, erosion, water damage, and other conditions.

Electrical Systems
The electrical assessments included a visual conditions inspection of transformers, electrical boxes, fuses, outlets, lighting, wiring, relay stations, and other electrical components. Wattage and voltage capacities were recorded for each building when available.

HVAC / Mechanical Systems
Heating, ventilation, and air conditioning (HVAC) and mechanical systems were inspected including fire suppression, heating, cooling, active and passive ventilation, and operational controls. The assessment included a visual conditions evaluation and observation of working conditions where available.

Parking and Roadways
A conditions assessment of paved areas surrounding the facility and designated parking areas was completed as part of the assessment. Observations included the general condition of paved areas, curbing and gutter, drainage, and traffic flow. Parking conditions were also evaluated for facilities in which designated areas were assigned. This included an assessment of painted spaces, number of spaces, accessibility, and capacity.

Landscaping
A visual conditions assessment was completed at facilities where landscaping had historically been designed and maintained.

Utility Systems
An assessment of the base-wide utilities included interviews with the PCD Public Works Director, video review of sewer mains, review of historical documents, and field inspection of utilities base-wide.

Site Security
Security was assessed for each individual facility including an inspection of site fencing, security systems, force barrier protection, and accessibility.

ADA
The Americans with Disabilities Act was enacted in 1990 and revised in 2010. Compliance with the *2010 ADA Standards for Accessible Design* is required for new construction and alterations under Titles II and III. None of the inspected facilities complies with the 2010 standards and each building will need to be addressed during future renovation and repurposing.

Assets
Assets present at each facility were assessed for potential salvage or re-sale value. Assets are varied across the site and ranges from kitchen and recreation equipment to structural support beams and scrap metal.

Reuse
During the field assessment, potential future use scenarios were proposed based on the physical characteristics of the facilities and the location within the PuebloPlex site.

Conditions Rating System

Each facility was assessed a Conditions Rating of Poor, Fair, Good, and Excellent based on a qualitative analysis of the Physical Properties outlined above. The following is a general description of each of the Overall Conditions Ratings:

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.

Table 3.4-1 and Figure 3.4-1 identify the overall condition of the buildings and geographic location. Conditions ratings for Historical Use (HI) are based on potential historical conditions such as the storage of hazardous waste, vehicle maintenance, or other issues that may impact future development. Structural conditions (ST) and building envelope (EN) were rated poor to excellent based on observable conditions. Environmental conditions (EV) were rated poor to excellent based on the presence and physical condition of potential contamination including hazardous or petroleum materials, universal waste, ACM, LBP, and biological conditions. Drainage (DR) conditions are rated poor to excellent based on the physical condition of existing drainage paths, engineered drainage systems, erosion, etc. Electrical (EL), HVAC/Mechanical (HM), and Utilities (UT) are rated poor to excellent based on the age, condition, and applicability of the existing systems. Parking/Roadways (PR), Landscaping (LA), and Site Security (SS) are assigned ratings based on existing physical conditions. Assets (AS) are given a good or excellent rating based on potential salvage, re-sale, or reuse ability.

Table 3.4-1 Overall Building Condition Assessment

Poor **Fair** **Good** **Excellent** **Unknown or Not Applicable**

Building	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Overall
109	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Poor
114	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Good
115	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
119	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Poor
125	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
128	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
152	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Good
153	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Poor

Building	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Overall
154	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Good
166	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Good
167	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Good
168	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Good
231	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Good
416	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
519	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
522	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
525	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
526	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Poor
527	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Poor
528	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
529	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Good
530	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
531	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Poor
532	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Poor
535	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
537	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
540	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Good
541	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
542	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
543	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Poor
544	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
547	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Poor
552	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
553	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
554	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
555	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
560	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Poor
575	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
576	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair

Building	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Overall
577	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
578	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
580	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
581	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
582	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
583	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Good
584	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
590	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
591	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
592	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
593	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Good
594	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Good
701	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Poor
706	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Poor
711	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
716	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
731	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Poor
736	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
741	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
746	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Poor
761	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Poor
766	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Good
771	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Good
776	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Fair
935	HI	ST	EN	EV	DR	EL	HM	PR	LA	UT	SS	AS	Poor
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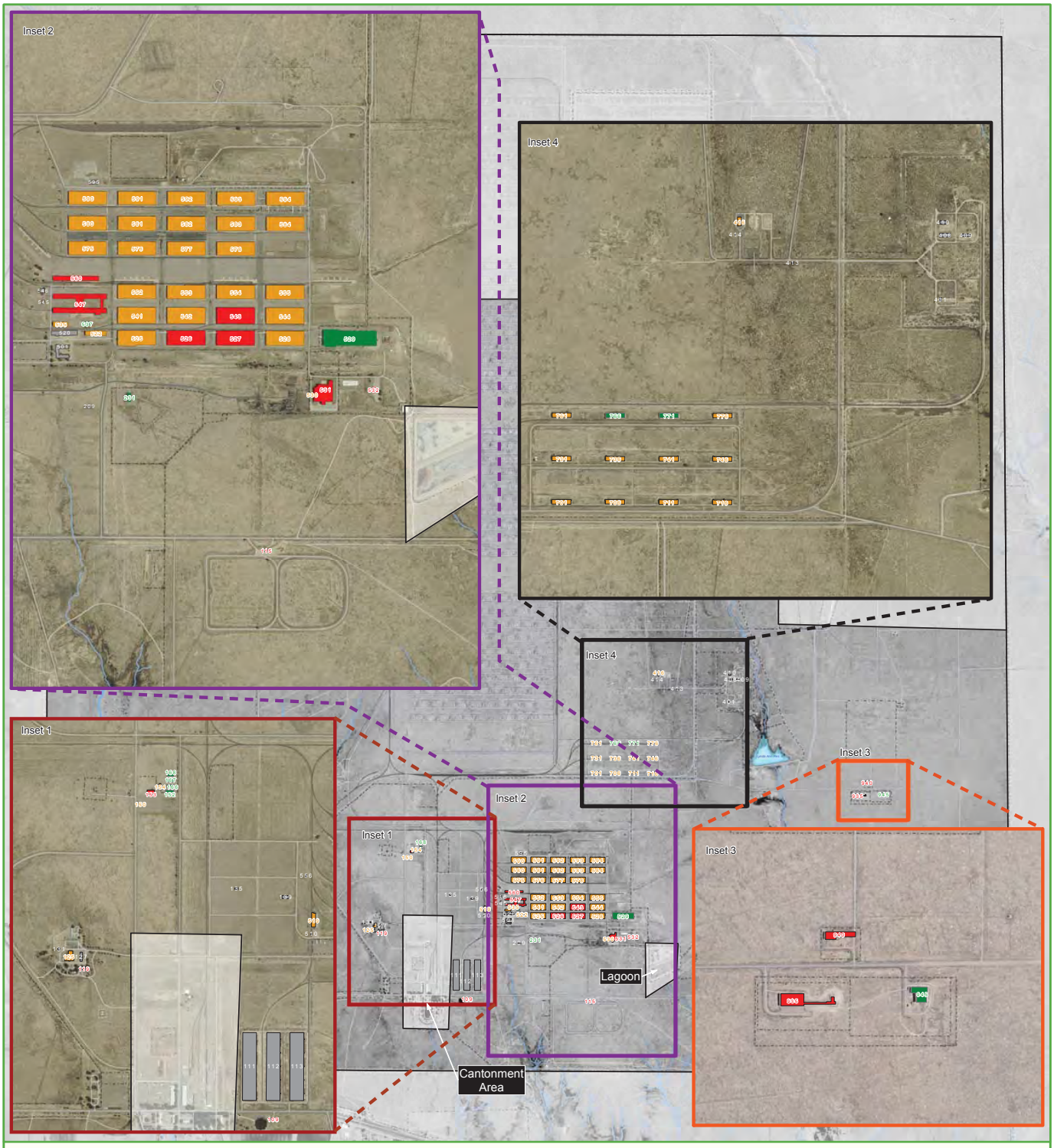


Legend

Building Condition

- Demolished
- Fair
- Good
- Poor

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

- Poor Condition - Building is in disrepair with excessive structural, infrastructure, environmental and/or building envelope issues. Re-use unlikely.
- Fair Condition - Building has some structural, infrastructure, environmental, and/or building envelope issues that must be addressed prior to re-use.
- Good Condition - Building has few structural, infrastructure, environmental, and/or building envelope issues. Re-use likely.
- Excellent Condition - Building has no issues.

0 1,000 2,000 3,000 Feet

Source: PCD, 2015.

PUEBLOPLEX REDEVELOPMENT PLAN

Figure 3.4-1

Facility Assessment

Fig1-2_PuebloPlex_FacilityAssessment_CJM_20150828.pdf

Of the more than 125 former buildings assessed, 54 were determined to be suitable for potential reuse as indicated in Table 3.4-2.

Table 3.4-2 Buildings Suitable for Reuse

Building Number	Historical Use	Square Footage
119	Bath House & Racquet Sports	3,500
114	Groundwater Remediation Facility	4,000
115	Tank Track Facility	1,150
231	Storage Warehouse	5,100
522	Machine Shop	17,900
525	Storage Warehouse	95,000
528	Storage Warehouse	95,000
529	Guided Missile Maintenance	150,000
532	Unknown	1,454
535	Warehouse / Maintenance	13,000
537	Storage / Maintenance	4,000
540	Permitted Hazardous Waste Storage	5,625
541	Storage Warehouse	90,000
542	Storage Warehouse, Woodworking Shop, and Paint Ball Training Facility	90,000
544	Storage Warehouse	90,000
552	Storage Warehouse	90,000
553	Storage Warehouse	90,000
554	Storage Warehouse	90,000
555	Storage Warehouse	90,000
575	Maintenance Warehouse	89,000
576	Storage Warehouse	89,000
577	Storage Warehouse	89,000
578	Storage Warehouse	89,000
580	Storage Warehouse	89,000
581	Storage Warehouse	89,000
582	Storage Warehouse	89,000
583	Storage Warehouse	89,000
584	Storage Warehouse	89,000

Building Number	Historical Use	Square Footage
590	Vehicle Maintenance Warehouse	89,000
591	Storage Warehouse	89,000
592	Vehicle Storage Warehouse	89,000
593	Colorado Army National Guard HQ	89,000
594	Vehicle Storage Warehouse	89,000
125	Cafeteria, Rec Center, Bar, Lounge	13,500
416	Rocket Motor Maintenance	4,314
731	Ammunition Renovation Warehouse, Laundry Facility, and Boiler Plant	11,000
736	Ammunition Renovation Warehouse	11,000
741	Ammunition Renovation Warehouse	11,000
746	Ammunition Renovation Warehouse & Missile Sandblasting and Painting	11,000
761	Ammunition Renovation Warehouse	11,000
766	Ammunition Storage Warehouse	11,000
771	Ammunition Storage Warehouse	11,000
776	Ammunition Storage Warehouse	11,000
152	Storage Warehouse	4,900
154	Admin Building	2,240
166	Storage Quonset Hut	4,050
167	Storage Quonset Hut	4,050
168	Storage Quonset Hut	4,050
519	Unknown	14,600
701	Ammunition Renovation Warehouse	11,000
706	Ammunition Renovation Warehouse & Ammunition Paint Booth	11,000
711	Ammunition Renovation Warehouse	11,000
716	Ammunition Renovation Warehouse & Missile Explosives Branch	11,000
945	Missile Radiological Facility	8,200

Reuse / Redevelopment Cost Estimates

One goal of the facilities assessment was the valuation of the assets for reuse and redevelopment. The overall condition of any given facility may indicate a significant reduction in the valuation of the asset based on costs associated with preparation or demolition of the facility prior to reuse or redevelopment. A general valuation estimation for preparation / demolition of each facility was conducted. Each potential reuse building was assessed for:

Full Demolition: Based on the presence of potential environmental conditions, each facility was provided with an estimated demolition range from low cost (no environmental conditions) to high cost (significant presence of environmental conditions). Where needed, a full hazardous materials demolition survey was included in the demolition costs.

Renovation: Full renovation of facilities includes an estimate of remediation of potential environmental conditions and upgrades (as necessary) to building envelope, electrical, HVAC/mechanical, plumbing, structural, drainage, and other specific infrastructure needs. Renovation costs are estimated based on a full renovation of the facility. Some buildings may not require full renovation prior to lease or sale based on proposed use. Renovation costs are estimated for renovation to similar use conditions, and may not reflect final design considerations for unknown future use. Buildings that were considered "same-use" are not included in the valuation.

Renovation estimates were based on the following:

- Warehouse renovation at $40 per square foot (warehouse footprint).
- Office space renovation at $85 per square foot (office space footprint).
- Bathroom renovation at $45 per square foot (bathroom footprint).

The excerpt below illustrates the information detailed in the Property Conditions Assessment Reports.

Building 594

Vehicle Storage Warehouse

Building Data	
Year Constructed:	
Square Footage:	89,000
Historical Use:	Vehicle Storage Warehouse
Year of Last Use:	
Proposed Reuse Plan:	
Date Assessed:	6/2/2015

General Condition Good

The former vehicle storage warehouse is currently leased. The interior of the warehouse space is in good condition, has been compartmentalized, and is used as a combination warehouse and office space. The exterior siding is composed of transite and is in fair condition. Structurally the building is in good condition.

The following includes a discussion of the assessments performed at Building 590.

Structural Assessment

Type of Structure: Slab on grade with transite exterior and wood columns.

Structural Condition: Fair
Roof Condition: Good

The facility is mainly wooden pull beam construction, wooden trellis roofing system, wood walls with drywall interior and a transite siding exterior. A concrete fire wall with a steel door exists between the warehouse sections. Modular Styrofoam core office were identified and are in good condition. The foundation has signs of settling.

Environmental Assessment

Interior Asbestos: The facility has suspect ACM including TSI, surfacing, and sheet flooring.

Asbestos Quantities: Approximately 250 linear feet of TSI and 750 square feet of flooring.

Asbestos Condition: Some friable ACM may be present, overall interior ACM is in good condition.

Exterior Asbestos: The facility has transite siding and roofing.

Asbestos Condition: Fair

Former Ammunition Igloos

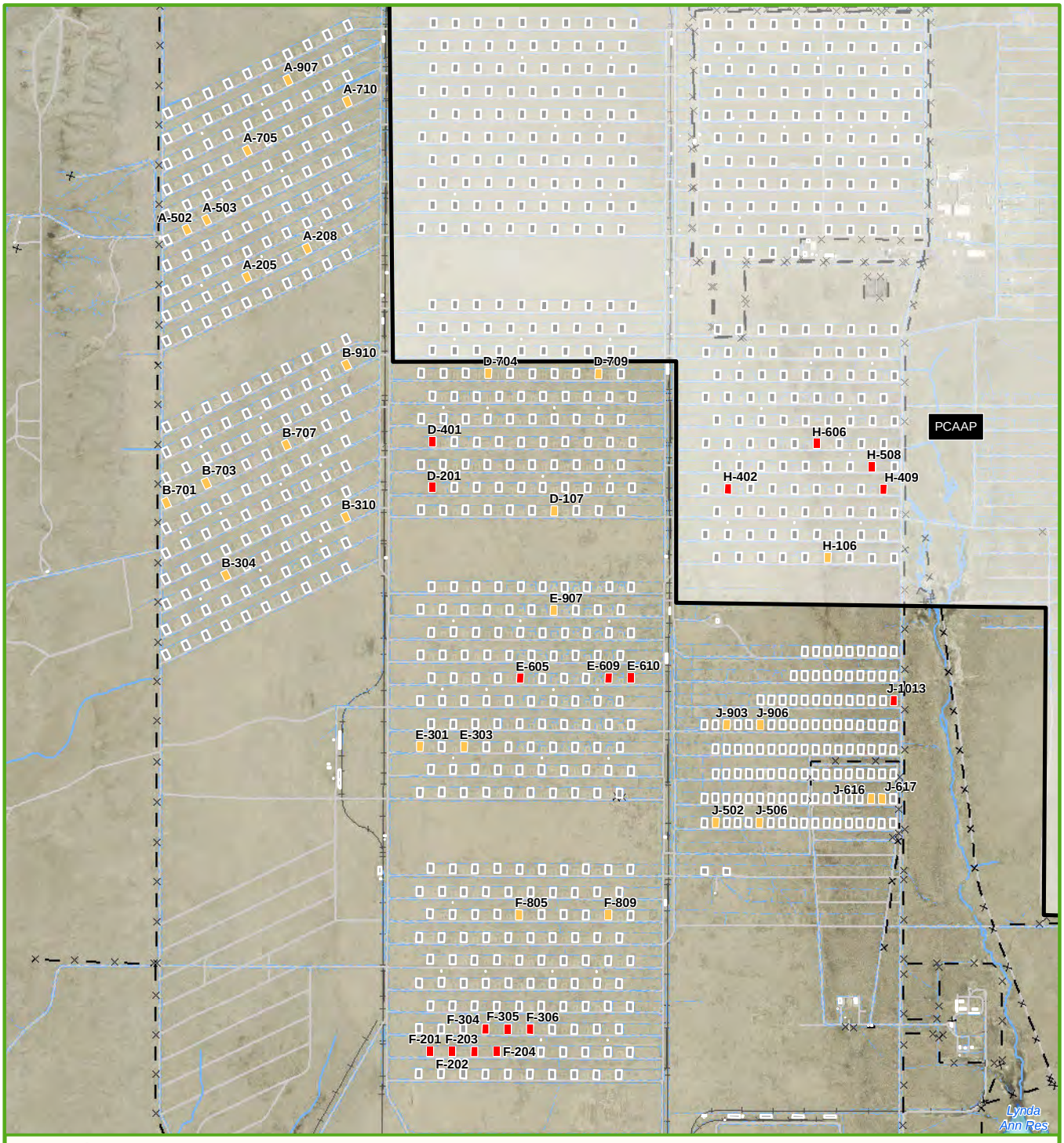
The Former Army Ammunition Igloos historically stored munitions during the PCD operational years. The assessed igloos and their conditions those are shown on Figure 3.4-2. Each igloo is 81 feet long by 26.5 feet wide (2,146.5 square feet) with an interior center height of 13.5 feet. Each igloo is buried under approximately 2-feet earthen cover and is composed of a concrete floor with side drainage, a concrete vaulted wall/ceiling, and ventilation. The igloos are naturally climate controlled (i.e. mostly underground) with low humidity and annual median temperature around 55 ° F. The igloos can be differentiated by type of entrance, access to the igloo, and post-construction infrastructure upgrades. Originally, Blocks A, B, D, E, and F were constructed with concrete bunker-style façades and a single blast door. Igloos in the J-Block were constructed with concrete bunker-style façades that included double blast doors. PuebloPlex has also retrofitted some of the single blast door igloos with garage-style roll-up doors for greater accessibility. The storage igloos are generally in good to very good condition consistently throughout the property. Forty-one igloos in "J" Block have power and heat.

Igloo Valuation Summary

Igloos prepared for lease typically require some site preparation including removal of debris from the front pad, reconfiguration of the entrance, and site cleaning. Some earthen cover repairs may also be required for igloos that have experienced erosion on the exterior surface. With very few exceptions, no services are available to the igloos including water, gas, sewer, telecommunications, or electric.

The following includes a breakdown of the igloo inventory and an estimated overall preparation cost to ready all of the igloos for resale or lease:

- Approximate total Igloos with upgraded 10' x 10' garage doors: 80.
- Approximate total Igloos in Blocks A, B, D, E, and F requiring site preparation: 410.
- Approximate total igloos in Block J requiring minimal site preparation: 100.



Legend

Igloo Assessment Type
- Interior and Exterior Assessment
- Exterior Assessment Only

Igloo Not Assessed
- Igloo

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

Types of Igloos
Single Blast Door 4'x8' (~410)
Double Blast Door 8'x8' (~100)
Updated Garage Door 10'x10' (~80)

Note
Cost to upgrade to garage door ~ $5,000.
Does not include roadways.

0 ¼ ½ Mile

Source: PCD, 2015.

PUEBLOPLEX REDEVELOPMENT PLAN

Figure 3.4-2
Facility Assessment - Igloo

Fig1-1_PuebloPlex_FacilityAssessmentIgloo_CJM_20150828.pdf

3.5 Environmental Conditions

This section provides an overview of the known and potential environmental conditions at PuebloPlex. The assessment of environmental conditions was conducted using best available data and information and through coordination with PuebloPlex, the PCD, and CDPHE. The potential exists for additional environmental issues which may have been unknown or unreported at the time of assessment that may not be reflected in this assessment.

Background

The US Army Pueblo Ordnance Depot was initially established in 1942 to store military munitions. Construction of the facility included underground storage munitions magazines (igloos), above ground munitions magazines, railroads, a sewage disposal plant and incinerator, administration buildings, and roads.

Activity at the Depot fluctuated with military activities of the 20th century. During World War II (WW II) the Depot operations were expanded to include the storage and issuance of general supplies and provide maintenance of artillery, fire control, and optical equipment to support military efforts. The Depot handled 1.67 million tons of war material including two shipments of mustard agent delivered shortly after the Depot was opened. In the later stages of WW II artillery repair shops were installed in existing buildings and outdoor storage pads were constructed to handle the large quantity of munitions returning from overseas.

After WW II, activities at the Depot waned, but a resurgence of activity at the Depot occurred with the Cold War. The Depot again expanded operations during the Korean War when shipments of general supplies and ammunition increased and civilian employment reached its peak of 8,000 employees. Ammunition workshops were installed during this time for the renovation and demilitarization of munitions along with the recovery and reuse of metal parts and explosives.

In 1952, the first major shipments of chemical munitions containing mustard agent arrived at the Depot and were stored in the igloos. Periodic disposal of some of these munitions was completed in the 1950s and 1960s.

Nuclear weaponry was also stored at the Depot beginning in the 1950s when the Depot was designated a “special weapons depot”. The atomic cannon ammunition was stored in the secured southeastern portion of the then newly-constructed J-Block igloos. In all, 24 igloos were used for the storage of these nuclear weapons between 1954 and 1965.

In the late 1950s, the Depot’s role expanded to include the storage, maintenance, and rebuilding of missile systems. A guided missile facility was constructed in 1961 and the Depot was identified as the nation’s prime depot for maintenance, rebuilding, and storage of the Army’s three major missile systems. The Depot was renamed Pueblo Army Depot in 1962 and included a civilian workforce of approximately 3,400 employees. In 1974 the US Army suspended the missile maintenance program with the exception of the Pershing Missile Program.

Following the Vietnam War, in the early to mid-1970s, the Depot began a down-phasing period that saw the civilian work force decrease to approximately 1,000 employees. Many of the Depot's buildings were vacated and Congress approved of the leasing of selected facilities to private industry. Very few buildings were leased, as the loss of workforce had a significant detrimental impact on the City of Pueblo and surrounding communities.

The Department of Defense (DOD) began a period of country-wide reductions in the 1980s, culminating in the enactment of the Defense Authorization and Amendments and Base Realignment and Closure Act of 1988 (BRAC). The Depot was approved for closure in 1991.

In the early 1990s, conventional weapons were shipped from the Depot to support Operation Desert Storm in the Persian Gulf.

In 1993, an international convention was convened at The Hague to address the issue of world-wide chemical munitions. As a result, the Chemical Weapons Treaty was developed and ratified by the US in 1997. The Depot was renamed Pueblo Chemical Depot in 1995 as it prepared for its role in the destruction of chemical weapons as outlined in the treaty. Nation-wide stockpiled chemical weapons were to be destroyed by the year 2007 with a one-time five-year extension, thereby making the target date of 2012. However, in December of 2007, Congress extended the deadline to 2017 noting that the target date could not be met.

In 2014, approximately 2,611 tons of mustard agent contained in artillery projectiles and mortar rounds were stored at PCD pending completion of the PCAPP located in the northeastern portion of the Depot. The destruction of the chemical weapons began in spring of 2015. As of July 29, 2015, the PCAPP has successfully destroyed two hundred and fifty-five 105mm projectiles, forty-two 4.2-inch mortar rounds, twenty-five 155mm projectiles, and ten Department of Transportation bottles.

Known Areas of Environmental Concern

As the result of activities at PCD associated with the handling, storage, and destruction of hazardous substances, there are approximately 60 Solid Waste Management Units (SWMUs) at the PCD. These areas have been identified by the Army as potential areas of concern (AOC) in the Draft March 2015 Environmental Condition of Property (ECP) Program Report. These SWMUs are classified as:

- Type 1: Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).
- Type 2: Areas where only release or disposal of petroleum products has occurred.
- Type 3: Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.
- Type 4: Areas where release, disposal, and/or migration of hazardous substances has occurred and all removal or remedial actions to protect human health and the environment have been taken.

- Type 5: Areas where release, disposal, and/or migration of hazardous substances has occurred and removal or remedial actions are under way, but all required remedial actions have not yet been taken.
- Type 6: Areas where release, disposal, and/or migration of hazardous substances have occurred but remedial actions have not yet been implemented.
- Type 7: Areas that have not been evaluated or require additional evaluation.

The majority of the SWMUs on the property are listed as Type 4 and Type 5 indicating that a release, disposal, and/or migration of hazardous substances have occurred. Many of these sites (Type 4) have been designated as such because remedial actions to protect human health and the environment have reportedly been taken.

The Redevelopment Plan was developed based on the environmental conditions documented in the March 2015 Draft Environmental Conditions of Property (ECP) Program Report. The Redevelopment Plan may require revisions depending on the findings of the Final ECP Report. The following environmental conditions may exist at PuebloPlex which could potentially impact future development:

- Contamination associated with railroads
- Underground asbestos steam pipes
- Potential contamination from historic spills (reported and non-reported)
- Unknown disposal areas
- Unknown/unreported USTs
- Facilities or areas used for maintenance areas (e.g. Building 590)
- ACM in soil from demolished buildings
- ACM or other contaminants in underground utilities
- Biological conditions in facilities

Numerous facilities in the building and facility assessment were identified to contain asbestos containing materials (ACM). The ACM will significantly impact development at PuebloPlex and require investigation prior to demolition or renovation.

Existing Land Use Controls and Restrictions

The Resource Conservation and Recovery Act (RCRA) permit associated with the SWMUs impose land use controls (LUCs) and restrictions on development activities based on the types and extent of site contamination. The following land use controls and development restrictions are associated with some SWMUs on the property:

- *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 Groundwate*r: 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:* Development is limited to an industrial use scenario, investigation and remediation to comply with industrial use regulations.
- *Wildlife Land Use Controls:* 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, would impose strict limitations on future development and allowed uses on available land, and conflict with the economic development goals of the BRAC Act and the 1990 Redevelopment Act. 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 soil disturbance would also impact development by imposing restrictions on construction activities.

Of the 60 SWMUs characterized at PuebloPlex, 50 were investigated for environmental impacts, with the remaining 10 having no land use controls or restrictions due to a determination of No Further Action required. Of the 50 SWMUs evaluated:

- 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 Impact, 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.

Of the 50 SWMUs evaluated, 33 (66 percent) were determined to have a High or Very High Impact, meaning that they significantly and materially impact site development.

Though there are currently land use controls and development restrictions associated with many of the SWMUs, as new information becomes available through on-going investigations and remediation efforts continue, the status of the contaminated sites are expected to continue to change.

Please see the next page.

Section 4: Planning Framework

With the completion of the Existing Conditions assessment phase of the project, which evaluated the current status of a variety of physical, market/economic, and environmental factors at PuebloPlex, the next phase – crafting the Redevelopment Plan could begin. To assist in developing the final redevelopment plan, two interim steps were completed: a Development Suitability Analysis and the creation of several Redevelopment Plan Alternatives. This Section discusses these two important steps. The opportunities and constraints assessment that factored into the development suitability is provided in Appendix F.

4.1 Development Suitability Analysis

The first step in creating a framework for potential ways in which PuebloPlex could be used in the future was to determine the "suitability of development" for all land at the PuebloPlex. To do this, various physical and environmental factors identified during the Existing Conditions phase were categorized by the degree to which each factor would potentially impact the development suitability of land on which it is found. The three broad development suitability categories created were:

- Most Suitable
- Moderately Suitable
- Limited Suitability or Unsuitable

Many different factors contribute to establishing development suitability. These factors provide the basis for redevelopment potential and inform how the site will achieve the highest and best use. The analysis included an assessment of these factors to determine areas suitable for redevelopment depicted on a development suitability map and corresponding table that characterizes areas within the three development suitability categories. This analysis is the foundation for the redevelopment plan alternatives and ultimately the preferred redevelopment plan.

To determine development suitability categories the site was divided into land areas of similar character and each evaluated for:

- Natural constraints - floodplains, wetlands
- Environmental constraints- contaminated areas
- Land use controls (LUCs) - restrictions on use (e.g. wildlife or industrial uses only) access, soil disturbance, or groundwater designations
- Access to existing utility infrastructure
- Access to road and rail infrastructure
- Useable structures within the 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

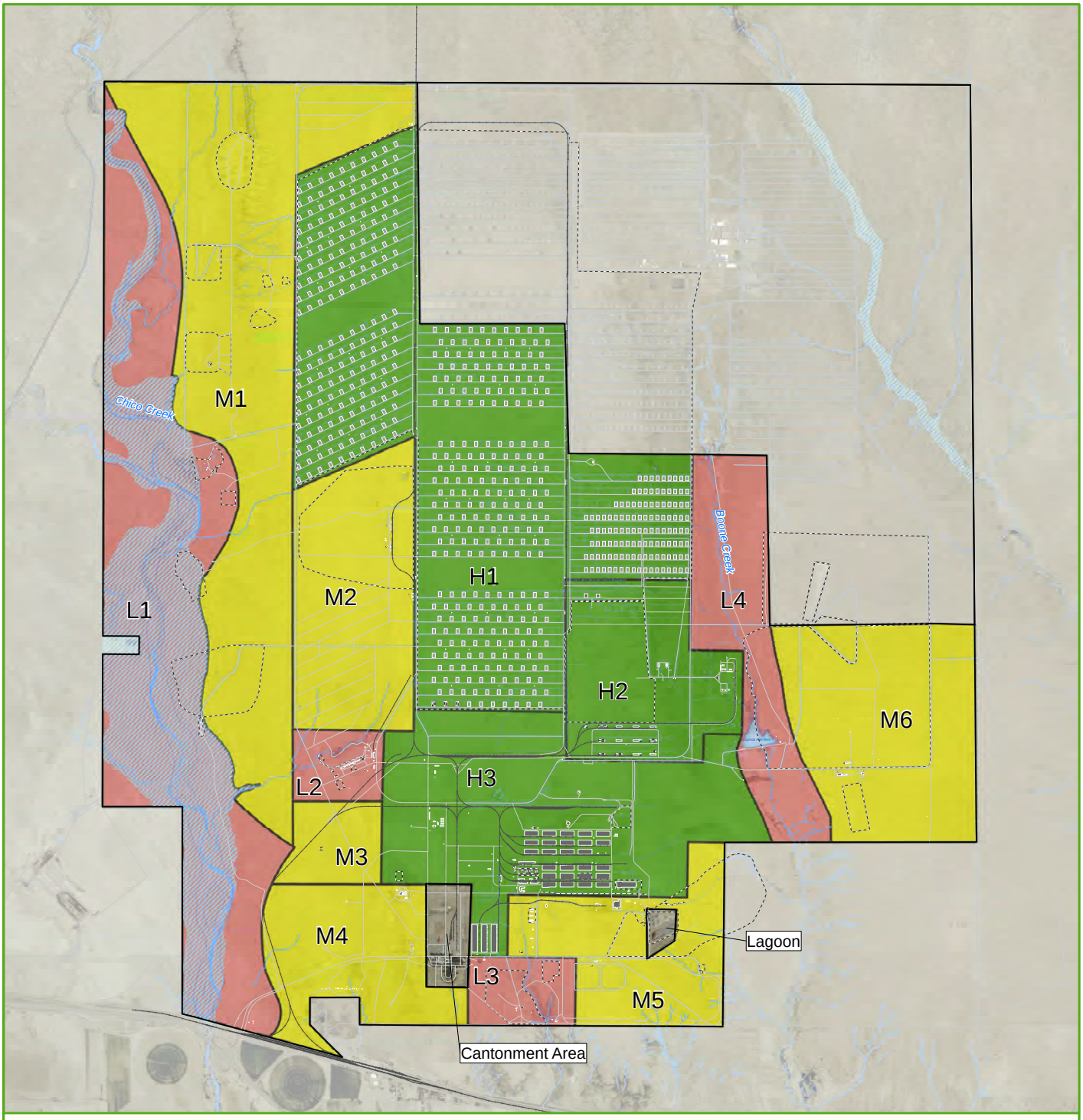
Areas identified with High Development Suitability (sites H1-H3) are unencumbered by natural constraints. There are some specific areas within these high development suitability areas with restrictions associated with specific facilities, structures and / or buildings. Residential uses may also be restricted. 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 4.1-1 shows the areas and corresponding Development Suitability Category. Table 4.1-1 provides a description of the development characteristics for each area. Each development suitability category is similarly color coded on the map and table. Sections designated Low Development Suitability are red, sections designated Moderate Development Suitability are yellow, and sections designated High Development Suitability are green.

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
- Low Suitability
- Moderate Suitability
- High Suitability

- Development Areas
- SWMU Boundary
- Stream
- Ditch
- Surface Water Body
- Wetland
- Floodplain
- Igloo
- Building
- Road
- Railroad

0 1,200 2,400 3,600 Feet

Sources: PCD, 2015; CWP, 2015

PUEBLOPLEX REDEVELOPMENT PLAN

Figure 4.1-1
Development Suitability

Table 4.1-1. Development Suitability Table

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.
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	Access to limited infrastructure. No usable structures.	Candidate for Phase 1 development.

Development Suitability Area	Potential Reuse	Development Types	Characteristics	Phasing Options
		plume, is prohibited for any purpose.		
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.
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.
H1	High potential for reuse since most storage igloos are in good condition, and there are no environmental restrictions.	This area is appropriate for lease space storage. Some igloos currently under lease.	Contains over 600 storage igloos. Contains limited power.	Candidate for Phase 1 development.

Development Suitability Area	Potential Reuse	Development Types	Characteristics	Phasing Options
H2	High potential for reuse. Several existing structures are in fair to good condition. This area is also served by most of the existing infrastructure.	Existing rail infrastructure and usable warehouses. Land use controls limit portions of area to industrial use and restrict soil disturbance.	Multiple existing structures in various conditions. Structures in southern portion are warehouses with direct rail access.	Candidate for Phase 1 development
H3	High potential for reuse. Several existing structures are in fair to good condition. Served by existing infrastructure.	Existing rail infrastructure and useable warehouses. Land use controls limit portions of area to industrial use and restrict soil disturbance. Some of the controls apply to specific structures.	Multiple existing structures in various conditions. Majority of structures are warehouses with direct rail access.	Candidate for Phase 1 development

4.2 Redevelopment Plan Alternatives

Three Redevelopment Plan Alternatives were created from which the Redevelopment Plan evolved. The Redevelopment Plan Alternatives increased in development intensity – Low Impact Development, Moderate Impact Development, and High Impact Development. The Redevelopment Plan Alternatives were not intended to stand as independent, competing alternative solutions for reuse of PuebloPlex. Instead, they were created to present a variety of plan themes and elements in different combinations, locations, and configurations—intentionally varied across the three concepts—to illuminate multiple redevelopment opportunities. The Redevelopment Plan Alternatives were reviewed and commented on by PuebloPlex, real estate developers, economic development experts, and members of the general public, with the idea that the final Redevelopment Plan would reflect a hybrid of themes and elements from the Redevelopment Plan Alternatives.

The Redevelopment Plan Alternatives were based on key principles important to PuebloPlex and the community:

- Conservation of natural resources
- Long-term market flexibility
- Creation of jobs and economic development for the region

There were also several themes and elements common to all three Reuse Plan Concepts:

- The largest blocks of contiguous natural areas preserved as open space
- Major natural drainage corridors preserved as open space
- Industrial uses clustered in areas where existing road and rail infrastructure are prevalent
- Igloos maintained for storage uses
- Commercial uses located inside the primary entrance from US Highway 50

While the Development Suitability map discussed above served as a starting point for the creation of the Redevelopment Plan Alternatives, some of the land areas identified on the Development Suitability map as "Low Suitability" for environmental reasons were included within a development zone on the Redevelopment Plan Alternatives maps. Several of the environmental constraints that contributed to a "Low Suitability" designation on the Development Suitability map are areas where environmental data gaps exist, investigations are pending, or future environmental investigations may be required. However, for the purposes of designating land uses on a Redevelopment Plan map, it was assumed that environmental constraints that exist today are capable of being removed or overcome to allow for development in the future. Similarly, areas with other existing constraints (such as abandoned military buildings and foundations that would likely need to be removed before redevelopment could occur, or areas without any infrastructure at all) were not precluded from being included within a development area.

The preliminary alternatives, summary descriptions, and comparative analysis of the plan alternatives are provided below. The full background for the Alternatives is provided in Appendix G.

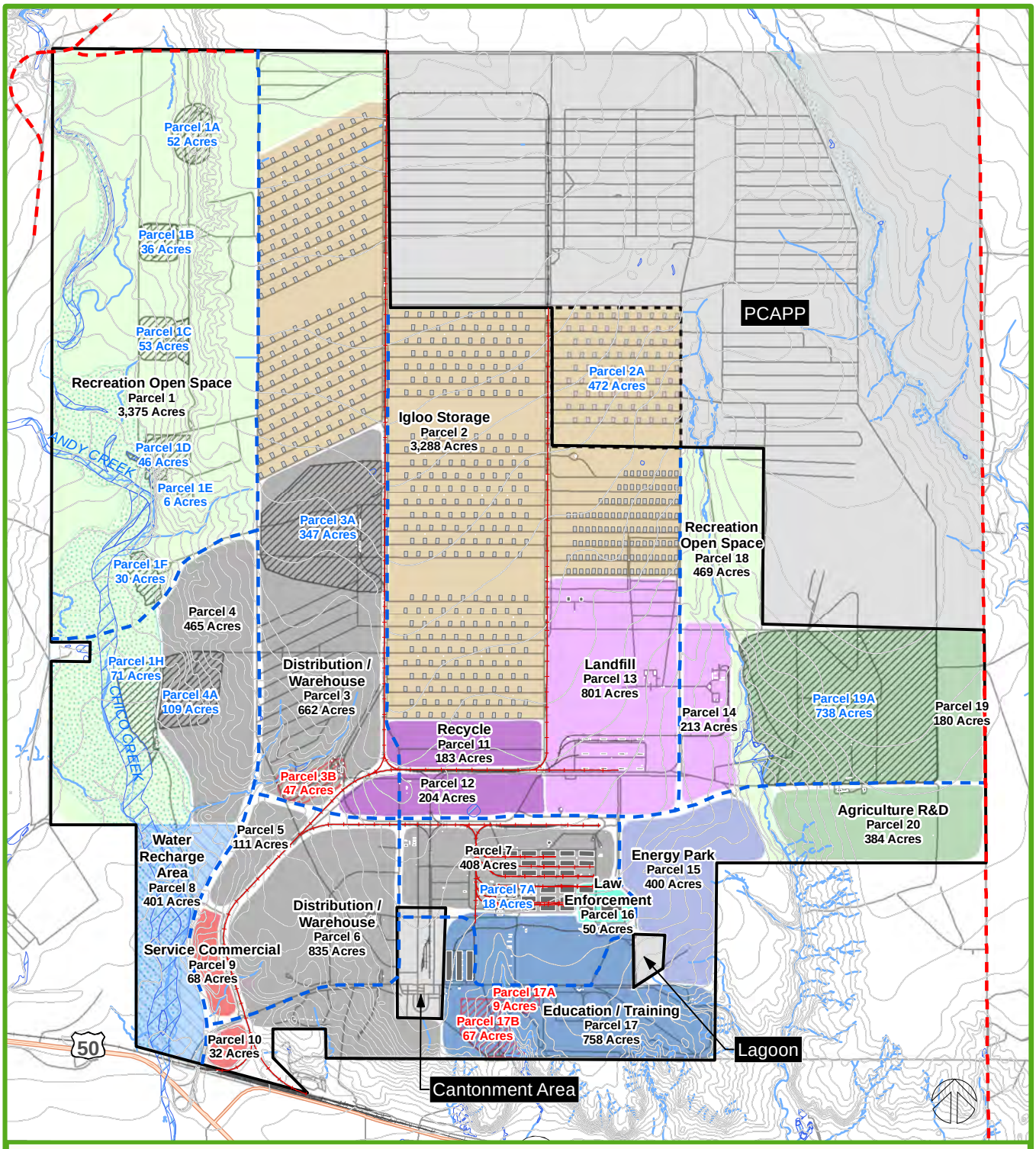
Alternative 1: Low Impact Development

The Low Impact Development Alternative illustrated on Figure 4.2-1 has the lowest development impact of the three plans. Alternative 1 integrates a mix of industrial and agricultural areas while maintaining the greatest amount of Recreation and Open Space.

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 Pueblo Chemical Agent-Destruction Pilot Plant (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.



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Source: Matrix Design Group, 2015

Proposed Land Uses
- Education / Training
- Service Commercial
- Distribution / Warehouse
- Energy Park
- Igloo Storage
- Landfill
- Recycle
- Law Enforcement
- Agriculture R&D
- Recreation Open Space
- Water Recharge Area
- Environmentally Constrained Future Development in 5-10 Years
- Environmentally Constrained Not Developable
- Proposed Roads
- Proposed Regional Roads
- Proposed Rail
- PuebloPlex
- Future PuebloPlex Expansion
- Building
- Igloo
- Pueblo Chemical Depot
- Highways
- Existing Road
- Existing Railroad
- Stream
- Wetland
- Approximate 100 Year FEMA Floodplain
- Contour (10 foot)

0 ¼ ½ Miles

PUEBLOPLEX REDEVELOPMENT PLAN

Figure 4.2-1

Alternative 1 - Low Impact Development

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.

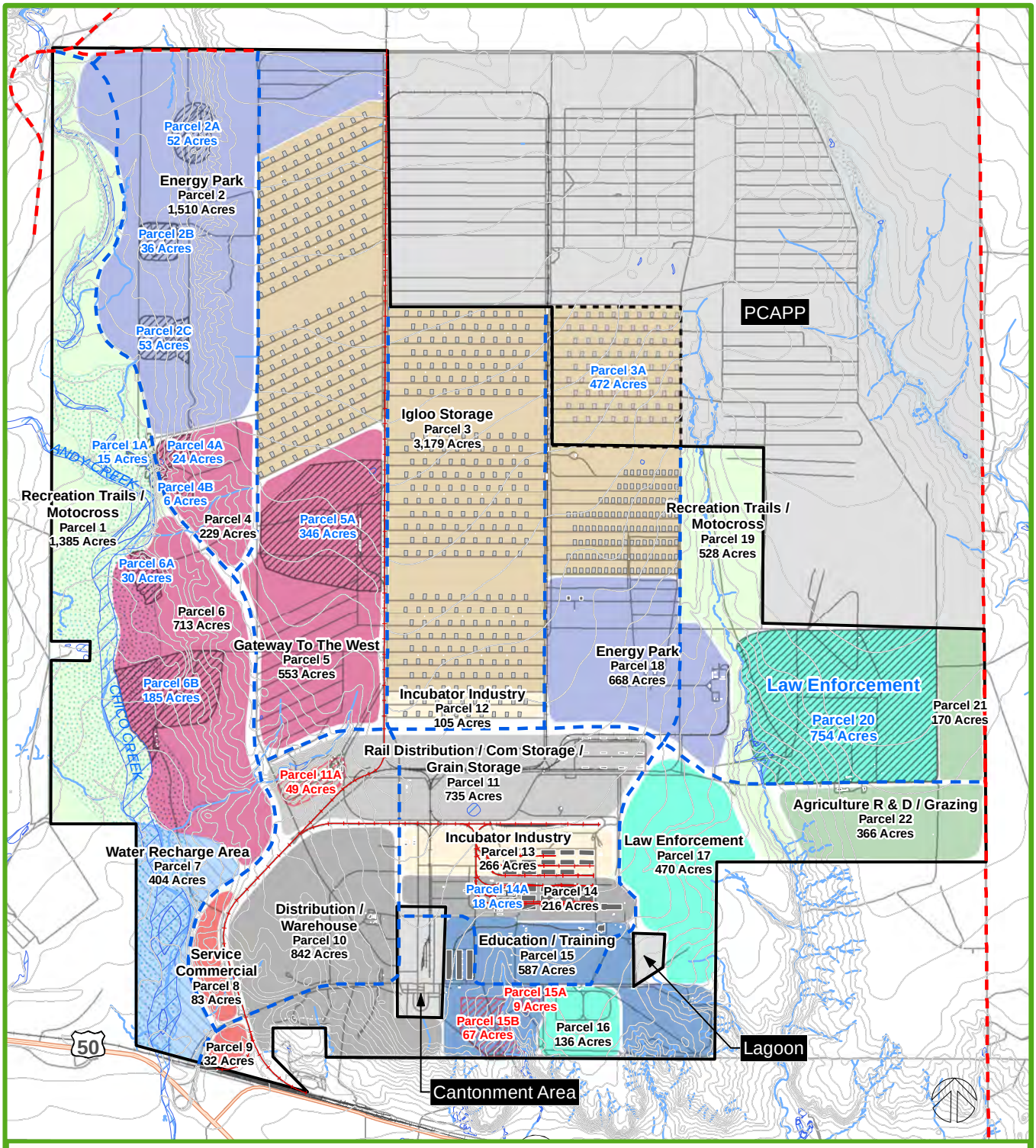
Because portions of the western boundary of the site were utilized extensively as washout areas contributing to subsurface contamination, higher levels of remediation may be required in isolated pockets of this area. These areas have been delineated on the land use plans as Recreation / Open Space. A 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 would need to be considered.

Alternative 2: Moderate Impact Development

The Moderate Impact Development Alternative illustrated on Figure 4.2-2 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.

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.
- 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.



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Source: Matrix Design Group, 2015

Proposed Land Uses

- Education / Training
- Service Commercial
- Gateway To The West (Movie Sets / Theme Park)
- Incubator Industry
- Rail Distribution / Com Storage / Grain Storage
- Distribution / Warehouse
- Energy Park
- Igloo Storage
- Law Enforcement
- Agriculture R & D / Grazing
- Recreation Trails / Motocross
- Water Recharge Area
- Environmentally Constrained Future Development in 5-10 Years
- Environmentally Constrained Not Developable
- Proposed Roads
- Proposed Regional Roads
- Proposed Rail
- PuebloPlex
- Future PuebloPlex Expansion
- Building
- Igloo
- Pueblo Chemical Depot
- Highways
- Existing Road
- Existing Railroad
- Stream
- Wetland
- Approximate 100 Year FEMA Floodplain
- Contour (10 foot)

0 ¼ ½ Miles

PUEBLOPLEX REDEVELOPMENT PLAN

Figure 4.2-2

Alternative 2 - Moderate Impact Development

This alternative is 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

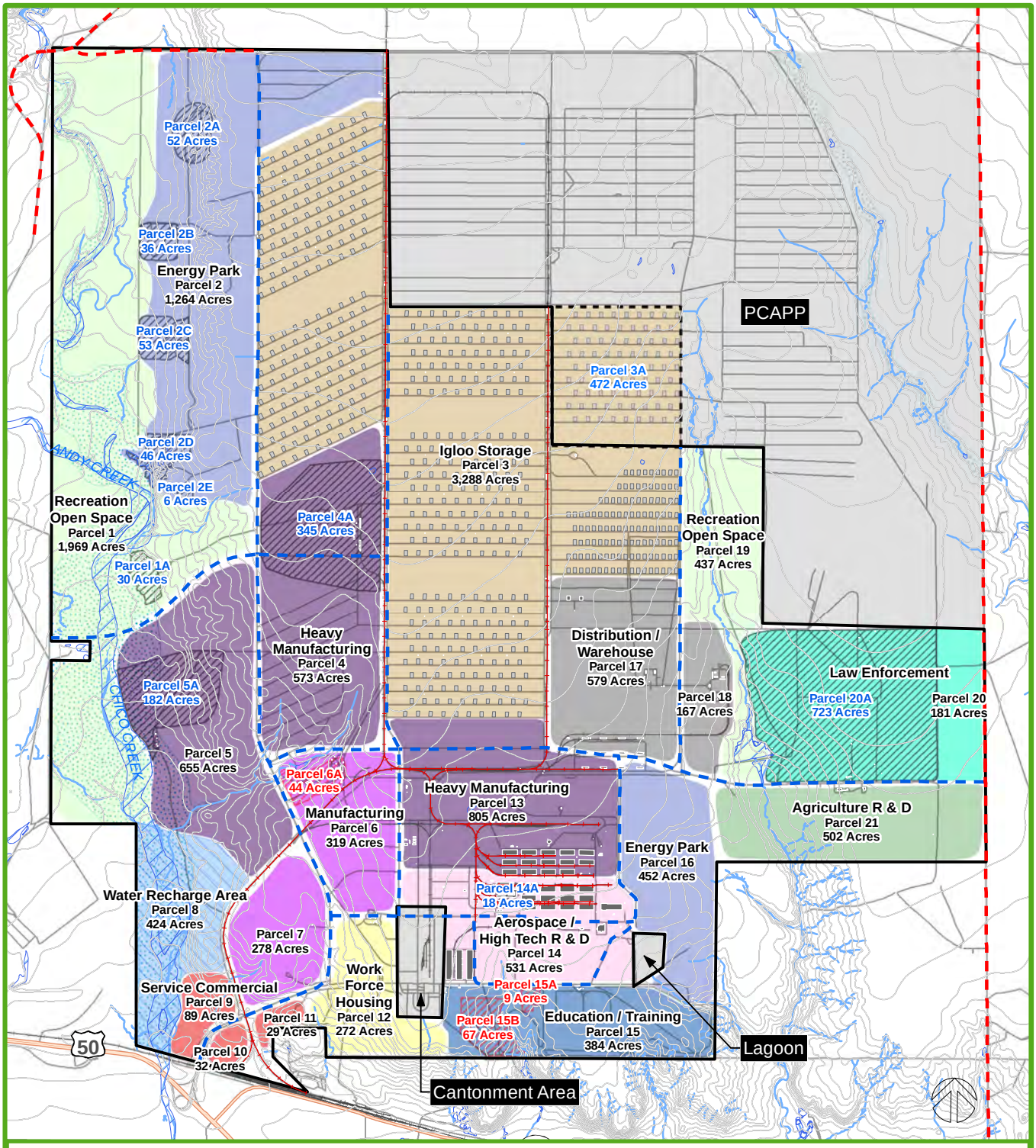
The High Impact Development Alternative illustrated in Figure 4.2-3 contains similar uses as the previous alternatives but with an emphasis on Aerospace / High Tech Research and Development and Manufacturing uses.

Elements of Alternative 3 include:

- Roughly 550 acres of Aerospace / High Tech Research and Development in reused warehouses along 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.

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.



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Source: Matrix Design Group, 2015

Proposed Land Uses
- Work Force Housing
- Education / Training
- Service Commercial
- Distribution / Warehouse
- Energy Park
- Igloo Storage
- Aerospace / High Tech R & D
- Manufacturing
- Heavy Manufacturing
- Law Enforcement
- Agriculture R & D
- Recreation Open Space
- Water Recharge Area
- Environmentally Constrained Future Development in 5-10 Years
- Environmentally Constrained Not Developable
- Proposed Roads
- Proposed Regional Roads
- Proposed Rail
- PuebloPlex
- Future PuebloPlex Expansion
- Building
- Igloo
- Pueblo Chemical Depot
- Highways
- Existing Road
- Existing Railroad
- Stream
- Wetland
- Approximate 100 Year FEMA Floodplain
- Contour (10 foot)

0 ¼ ½ Miles

PUEBLOPLEX REDEVELOPMENT PLAN

Figure 4.2-3

Alternative 3 - High Impact Development

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.

4.3 Potential Land Uses

Potential uses that could be supported within each Land Use category are identified in Table 4.3-1.

Table 4.3-1 Alternative Plan Land Use Categories and Potential Uses

Land Use Category	Potential Uses
Aerospace / High Tech Research & Development	Space Launch; Laboratories; Science; Technology
Agriculture / Research & Development	Hemp; Agriculture
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 & Health Services; Extension Facilities for Pueblo Community College and Colorado State University
Energy Park	Solar; Wind; Biomass
Gateway to the West	Dude Ranches; Movie Sets; Theme Parks
Heavy Manufacturing	Farming Equipment; Construction Equipment; Rail Cars ; Engines
Igloo Storage	Document Storage; Computer Storage
Incubator	Incubator Space for New Industries
Landfill	Hazardous Waste; Construction / Demolition Debris; General Debris
Law Enforcement	Law Enforcement Training; Weapons Training; Training / Certification Ranges
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; Equestrian Trails
Recycling	Metals; Plastics
Service / Commercial	Convenience Center; Restaurant; Truck Stop; Vehicle / Truck Service
Water Recharge Area	Groundwater Recharge Area
Work Force Housing	Affordable Housing to Support PuebloPlex Workers

4.4 Preferred Reuse Plan

The three Redevelopment Plan concepts were reviewed and commented on by PuebloPlex, real estate developers, economic development experts, and the general public. Based on that feedback as well as PuebloPlex guiding principles; focus group, student and public visioning results; and existing physical, market/ economic, and environmental conditions, a Preferred Redevelopment Plan was crafted from the various Alternative Plans' themes and elements that was presented at Public Meeting 2 in September 2015 (see Section 2: Community Involvement / Public Participation). After citizen feedback at Public Meeting 2 and additional review by PuebloPlex, the Preferred Redevelopment Plan map became the PuebloPlex Redevelopment Plan map and the basis for the Redevelopment Plan itself, as discussed in the next section.

Section 5: Redevelopment Plan

5.1 Vision and Intent

The Redevelopment Plan for PuebloPlex is rooted in the principles of economic development and creation of jobs that will improve the quality of life for those employed at PuebloPlex and for citizens throughout the Pueblo region. The unifying theme of the PuebloPlex is to create and sustain a multi-faceted economic base that includes manufacturing, warehousing and rail related industry; research and development; energy development; commercial services; and other types of uses that may find PuebloPlex an attractive location.

The PuebloPlex Redevelopment Plan is more than a tool to entice businesses to relocate to the area. The Plan is truly about enhancing quality of life – providing opportunities for local employment, increasing per capita wages, workforce training and education, and enhancing infrastructure that in turn will protect and enhance the area's natural resources. The Redevelopment Plan will promote not only business development and retention, but also community and workforce development.

The PuebloPlex Redevelopment Plan capitalizes on the large land mass and natural features, and proximity to highway and rail transportation networks to position the site as one of the nation's premier locations for large-scale business and technology development, while protecting natural areas. Flexibility is a key component of the Redevelopment Plan. Changes in energy usage and production, technology and industry, transportation and logistics, and a focus on sustainability of the natural and built environments will shape the PuebloPlex redevelopment over the course of the next few decades. The Redevelopment Plan provides the flexibility to allow PuebloPlex to respond to these changes and maintain its competitive advantage while remaining a good neighbor to local communities.

5.2 Land Use Program

The location and configuration of the various land use districts identified on the Redevelopment Plan were shaped by several factors, including the natural environment, environmental conditions, and the transportation framework. These and other factors relating to the land use program of the Redevelopment Plan are discussed below.

Overall, the allocated land program for the Redevelopment Plan achieves a 65/35 split between the built and natural environments. Manufacturing / Warehouse / Distribution, Warehouse / Storage, Research & Development / Education, Rail Car Storage, Commercial, Work Force Housing, Transportation Loading Facility, and Institutional uses account for two-thirds of the site with Open Space / Recreation / Mineral Extraction, Energy Park, Agriculture Research and Development, and Water Recharge uses accounting for roughly a third of the site. Table 5.2-1 depicts the land use program and Figure 5.2-1 shows the geography of uses on the land use map, which are color-coded by land use to match each other. The total area for the land use program of 15,454 acres is slightly less than the total PuebloPlex area of 15,847 due to the exclusion of areas from development such as roadways and other undevelopable areas such as the rail entrance to the site at the southwest corner.

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.

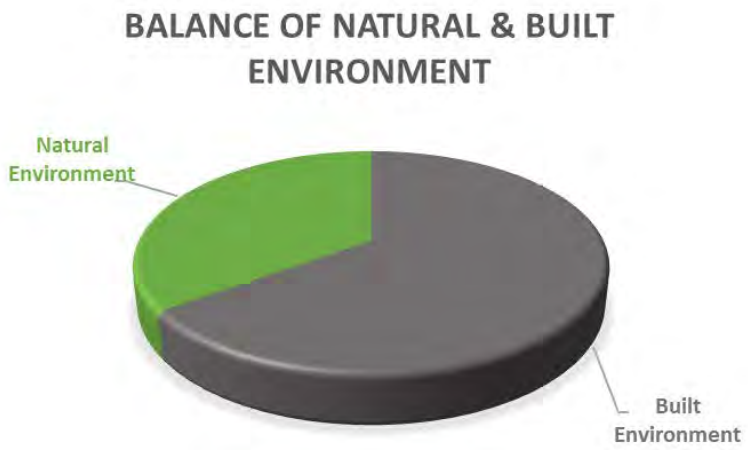
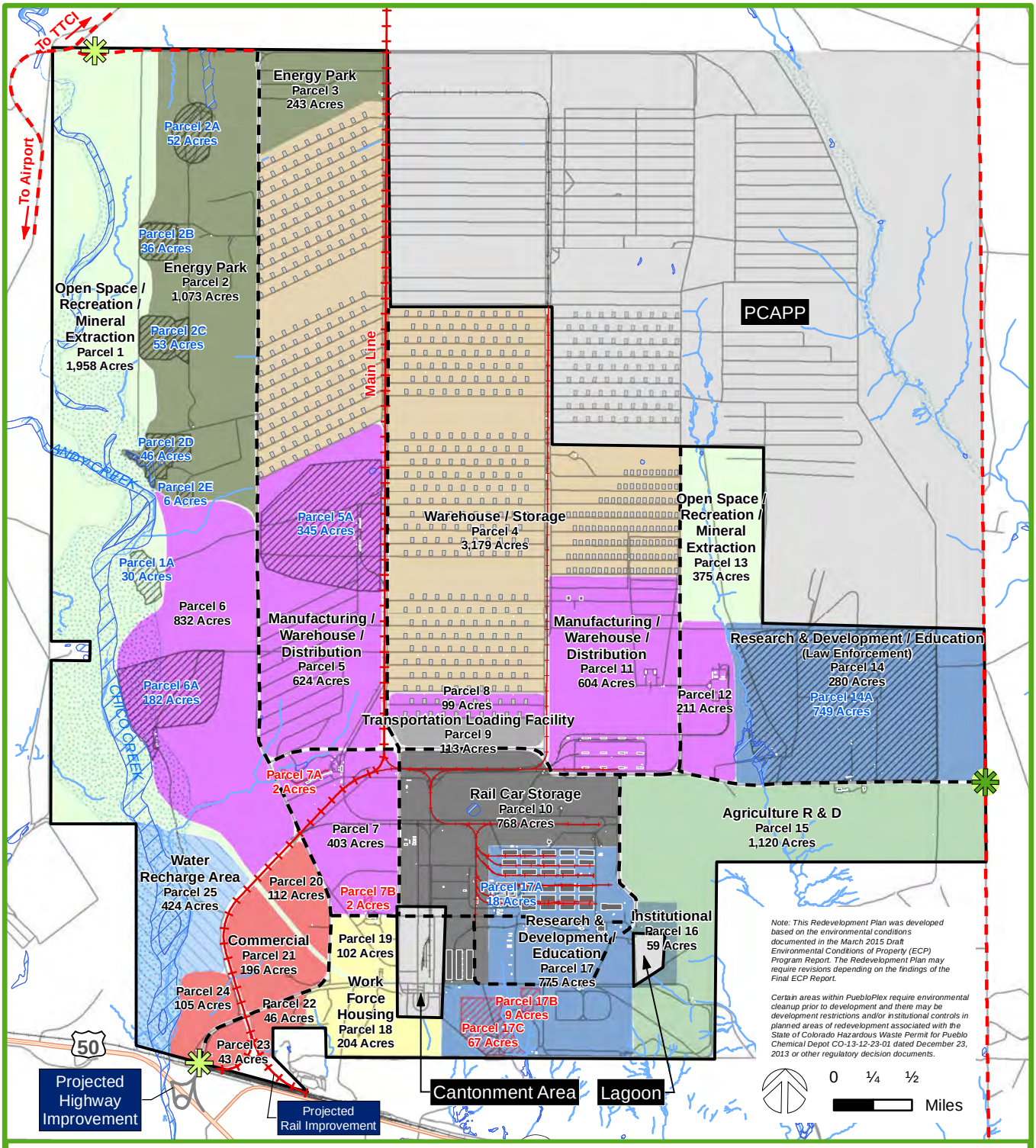


Table 5.2-1 Land Use Program

	Land Use	Acreages	% Total
Built Environment	Manufacturing / Warehouse / Distribution	3,304	21%
	Warehouse / Storage	3,179	21%
	Research & Development / Education	1,880	12%
	Rail Car Storage	768	5%
	Commercial	459	3%
	Work Force Housing	306	2%
	Transportation Loading Facility	113	1%
	Institutional	59	0%
	Total	10,068	65%
Natural Environment	Open Space / Recreation / Mineral Extraction	2,333	15%
	Energy Park	1,509	10%
	Agricultural R & D	1,120	7%
	Water Recharge	424	3%
	Total	5,386	35%
	Grand Total	15,454	100%



Legend

Source: Matrix Design Group, 2015

Land Use

- Work Force Housing
- Research & Development / Education
- Commercial
- Energy Park
- Warehouse / Storage
- Manufacturing / Warehouse / Distribution
- Transportation Loading Facility
- Rail Car Storage
- Institutional
- Agriculture R & D
- Open Space / Recreation / Mineral Extraction
- Water Recharge Area
- Environmentally Constrained Future Development in 5-10 Years
- Environmentally Constrained
- Proposed Roads
- Proposed Regional Roads
- Projected Highway Improvement
- Projected Rail Improvement
- Entrance
- Future Entrance
- PuebloPlex
- Building
- Igloo
- Pueblo Chemical Depot
- Highways
- Existing Road
- Existing Railroad
- Stream
- Wetland
- Approximate 100 Year FEMA Floodplain

PUEBLOPLEX REDEVELOPMENT PLAN

Figure 5.2-1

Redevelopment Plan

The 12 land use categories comprise 25 separate parcels ranging from 43 acres to more than 3,000 acres. The parcels are situated and configured based on an evaluation of characteristics such as proximity to complementary uses and site entrances, separation and buffering of potentially incompatible land uses, road and rail access, and consideration of environmental areas and natural resources.

This following section provides a description of the land use categories including information on the size, location, and attributes of each parcel that comprise the 12 land use areas. A list of the potential / allowed uses including primary uses and secondary uses that may be appropriate based on adjacent land use areas is included in the description of the land use program. Secondary uses are broadly defined since the appropriateness of specific uses is dependent on the adjacency of similar land uses, how complementary the secondary use is to the primary use, and overall site design and configuration.

The land use program descriptions also include a list of suitable facilities for reuse within each land use area and parcel along with the building number and square footage of each facility. Only the land use areas identified as having reusable structures are included in the table. There are no facilities for reuse within the following land use areas:

- Commercial
- Energy Park
- Institutional
- Open Space / Recreation / Mineral Extraction
- Transportation Loading Facility
- Water Recharge Area

Manufacturing / Warehouse / Distribution

The Manufacturing / Warehouse / Distribution area consists of 10 contiguous parcels totaling 3,304 acres. Four of these parcels, denoted with a letter following their parcel number, are Solid Waste Management Units (SWMUs). The location of the Manufacturing / Warehouse / Distribution area relative to PuebloPlex is illustrated on Figure 5.2-2. These uses account for 3,304 acres or 31 percent of the PuebloPlex land.

The parcels are predominantly in the central portion of the property with access to both the road and rail networks, and flank the Transportation Loading Facility at the heart of PuebloPlex which provides immediate access to multimodal transportation options. The centralized location of these parcels within PuebloPlex is intended to buffer any potential offsite impacts.

Parcels 5 and 5A are located in the west-central portion of PuebloPlex and consist of 969 acres. The southern quarter of the parcel includes tributaries originating from Chico Creek. These parcels are flanked by primary roads running north-south through PuebloPlex with the eastern side of the parcels having direct access to the main rail line running north-south through PuebloPlex and direct access to the Transportation Loading Facility in the southeast corner of the Parcel 5. The location provides direct road access to the northern PuebloPlex entrance providing the most direct access to the Pueblo Municipal Airport via DOT Road.

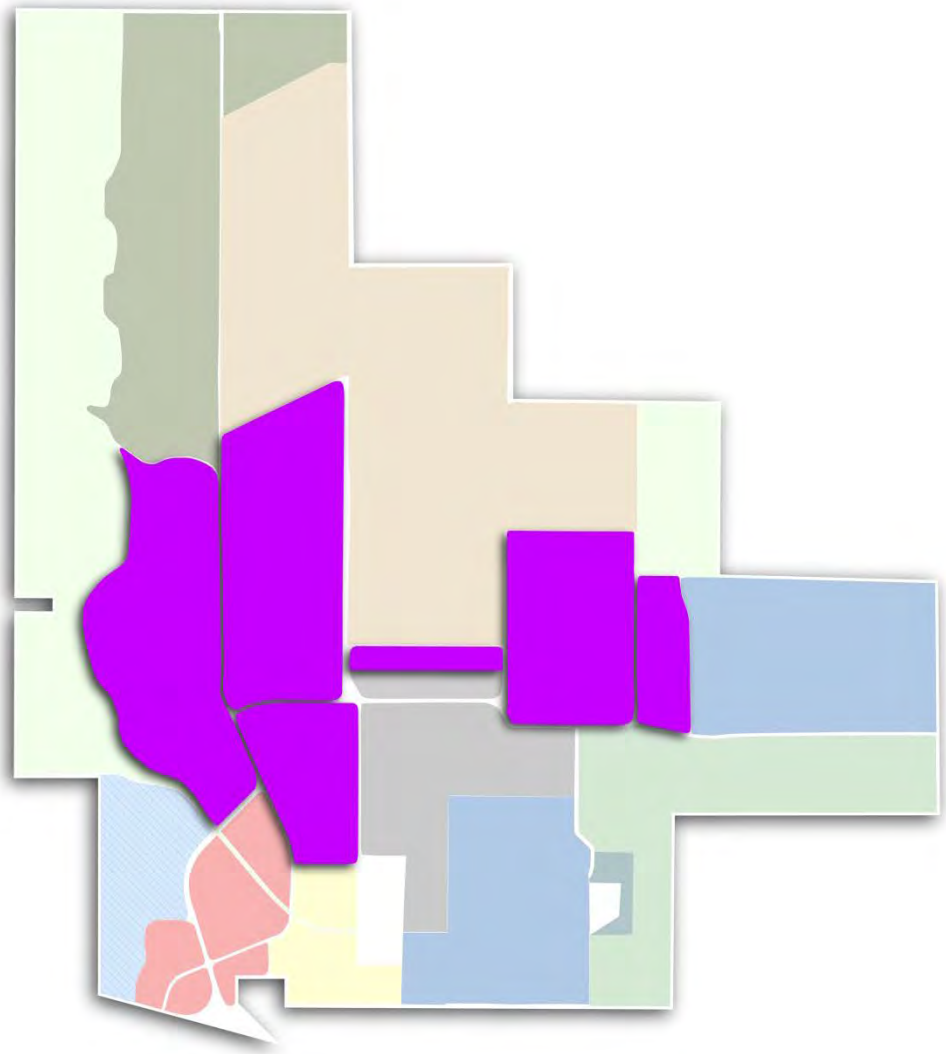
Parcel 8 is immediately north of the Transportation Loading Facility in the central portion of PuebloPlex. This parcel is 99 acres and contains two rows of existing storage igloos.

Parcel 11 is located in the east-central portion of PuebloPlex and consists of 604 acres. This parcel has direct access to the future eastern entrance to PuebloPlex and contains an existing rail spur at the southern end.

Parcel 12 is located in the eastern-central portion of PuebloPlex and consists of 211 acres. This parcel has direct road access to the future eastern entrance to PuebloPlex and contains a rail spur providing immediate rail access. Because this parcel is located on the periphery of PuebloPlex and surrounded by other uses including Open Space / Recreation/ Mineral Extraction, Research and Development / Education, and Agriculture Research and Development, this parcel is suited for light-industrial uses that have a limited offsite impact.

Parcels 6, 6A, 7, 7A, and 7B are located in the west-central portion of PuebloPlex. Though all parcels have direct access to the primary north-south road running between the north and south vehicle entrances, rail access is limited with only the main rail line running through the northern portion of Parcel 7. Parcels 6 and 6A total 1,014 acres and abut the Open Space / Recreation / and Mineral Extraction area which includes Chico Creek and wetlands. The western portion of both Parcels 6 and 6A is in the 100-year floodplain which will dictate the internal configuration of facilities on these parcels. The intensity of industrial development on Parcels 6 and 6A should be graduated so that development at the western edge of the parcels has the lowest impact on the surrounding environment.

Figure 5.2-2 Manufacturing / Warehouse / Distribution Location Map



Parcels 7, 7A, and 7B total 407 acres and are located closest to the primary entrance at US Highway 50. Parcel 7 is surrounded by other lower intensity uses including Commercial and Workforce Housing. As the "gateway" industrial parcel at PuebloPlex, the southern end of this parcel should be developed with lower intensity uses sensitive to the surrounding uses. Because the northwestern corner of the parcel includes tributaries originating from Chico Creek, development in this area will need to consider existing drainage patterns.

The Manufacturing / Warehouse / Distribution area can support a broad range of uses of varying intensities that leverage the road and rail networks. Potential uses for this area include:

- Farming or construction equipment
- Rail cars
- Engines
- Furniture
- Electronics
- Home furnishings
- Clothing
- Call Centers
- Grain Storage
- Free Trade Zone
- FEMA Storage
- Large-scale warehousing
- High Tech Research & Development
- Composite and steel fabrication
- Medical equipment and devices
- Building construction
- Assembly recycling

Other complementary uses such storage, renewable energy facilities, incubator industries, commercial and community facility uses such as child care may also be considered where appropriate in the Manufacturing / Warehouse / Distribution area, particularly where these areas interface with other land use areas. A full list of primary and secondary potential / allowed uses is provided in Table 5.2-2. A list of existing facilities suitable for reuse is provided in Table 5.2-3.

Table 5.2-2 Manufacturing / Warehouse / Distribution Potential / Allowed Uses

Potential / Allowed Uses	
■ Manufacturing and distribution of: ■ 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 ■ 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

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

Table 5.2-3 Manufacturing / Warehouse / Distribution Existing Facilities for Reuse

Parcel	Building Number	Square Footage
Parcel 7	125	13,500
Parcel 8	20 igloos	42,920
Parcel 11	416	4,314
Parcel 8	731	11,000
Parcel 11	736	11,000
	741	11,000
	746	11,000
	761	11,000
	766	11,000
	771	11,000
	776	11,000

Warehouse / Storage

The Warehouse / Storage area, Parcel 4 on the land use map, comprises the majority of the former ammunition storage igloos. This is the second largest area in the Redevelopment Plan, but the largest single parcel, at 3,179 acres or 30 percent of the site. The location of the Warehouse / Storage area relative to PuebloPlex is illustrated on Figure 5.2-3. There are more than 500 existing storage igloos on the parcel which would be costly to demolish and replace with other structures. Each igloo is earth-sheltered, approximately 2,146 square feet, and maintains a nearly constant natural temperature. Because of these unique characteristics, these structures are suitable for a variety of uses including storage of items such as documents, computer parts or servers, and food / beverage items; manufacturing; agricultural production; research and development; incubator industries; and other emerging uses that benefit from these unique conditions. Some of the igloo structures are currently leased and many could be leased after minimal improvement.

A full list of primary and secondary potential / allowed uses is provided in Table 5.2-4. A list of existing facilities suitable for reuse is provided in Table 5.2-5.

Figure 5.2-3 Warehouse / Storage Location Map

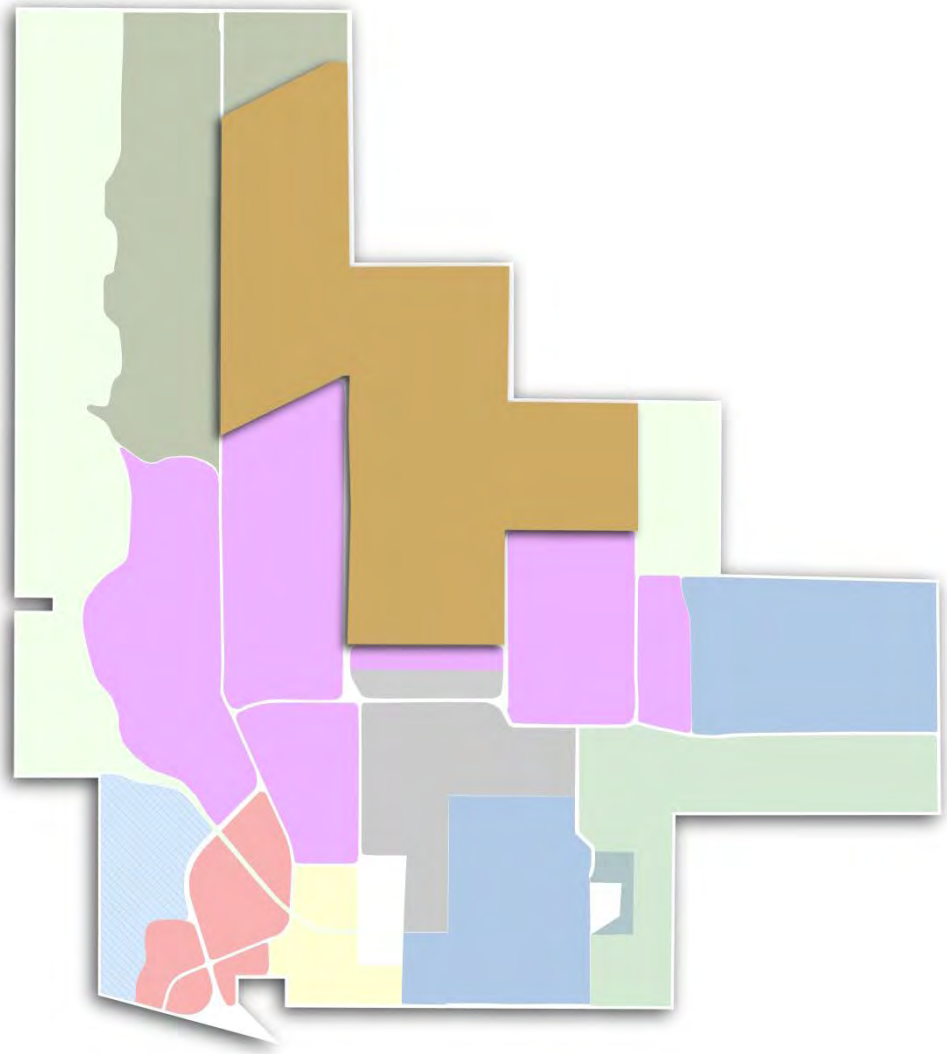


Table 5.2-4 Warehouse / Storage Potential / Allowed Uses

Potential / Allowed Uses	
■ Administrative support services ■ Computer and server storage ■ Document storage	■ Agricultural production, research & development ■ Wine cellar
Secondary ■ Manufacturing / Warehouse / Distribution ■ Energy Park	

Table 5.2-5 Warehouse / Storage Existing Facilities for Reuse

Parcel	Building Number	Square Footage
Parcel 4	600 igloos	1, 287,600


H403

Research and Development / Education

The Research and Development / Education area totaling 1,880 acres or 18 percent of PuebloPlex is separated into two noncontiguous areas containing multiple parcels. Parcels 14 and 14A consist of 1,029 acres aggregated on the eastern edge of PuebloPlex. Parcels 17, 17A, 17B, and 17C comprise 869 acres aggregated in the south-central portion of the site. The location of the Research and Development / Education area relative to PuebloPlex is illustrated on Figure 5.2-4.

Research and Development / Education has been divided into two areas to support multiple types of uses that may not be complementary such as laboratories and classroom instruction versus hands-on outdoor law enforcement training.

Parcels 14 and 14A are bounded by Open Space / Recreation / Mineral Extraction and the PCAPP to the north, Manufacturing / Warehouse/ Distribution to the east, Agriculture Research and Development to the south, and the PuebloPlex boundary to the east. Parcels 14 and 14A are suitable for outdoor skills training and certification for agencies such as law enforcement due to its isolated location.

Parcels 17, 17A, 17B, and 17C are suited for research, development and education that may consist of classrooms, laboratories, and other research type facilities. The northern portion of these parcels contains existing buildings and rail infrastructure while the southern portion is surrounded by Work Force Housing, the Cantonment Area (not included in the Redevelopment Plan), Rail Car Storage, Agriculture Research and Development and Institutional areas. These parcels also border the PuebloPlex boundary to the south. The location of these parcels provides close access to the primary entrance at US Highway 50, the commercial area and work force housing that could support visiting students and staff. The northern portion of this area contains direct rail access and large warehouse type buildings adjacent to Rail Car Storage to the north. Development of this area should consider complementary research, development, and educational facilities to the surrounding areas including a transition from industrial types of research and development in the north to more conventional types of research, development and education facilities in the south where they are less likely to be impacted by industrial activity.

Other uses including complementary types of manufacturing, warehousing, storage and rail car storage, renewable energy research and development facilities, incubator industries, commercial uses, and community services such as child care may also be considered where appropriate in the Research and Development / Education area, particularly where these areas interface with other similar land use areas.

A full list of primary and secondary potential / allowed uses is provided in Table 5.2-6. A list of existing facilities suitable for reuse is provided in Table 5.2-7.

Figure 5.2-4 Research and Development / Education Location Map

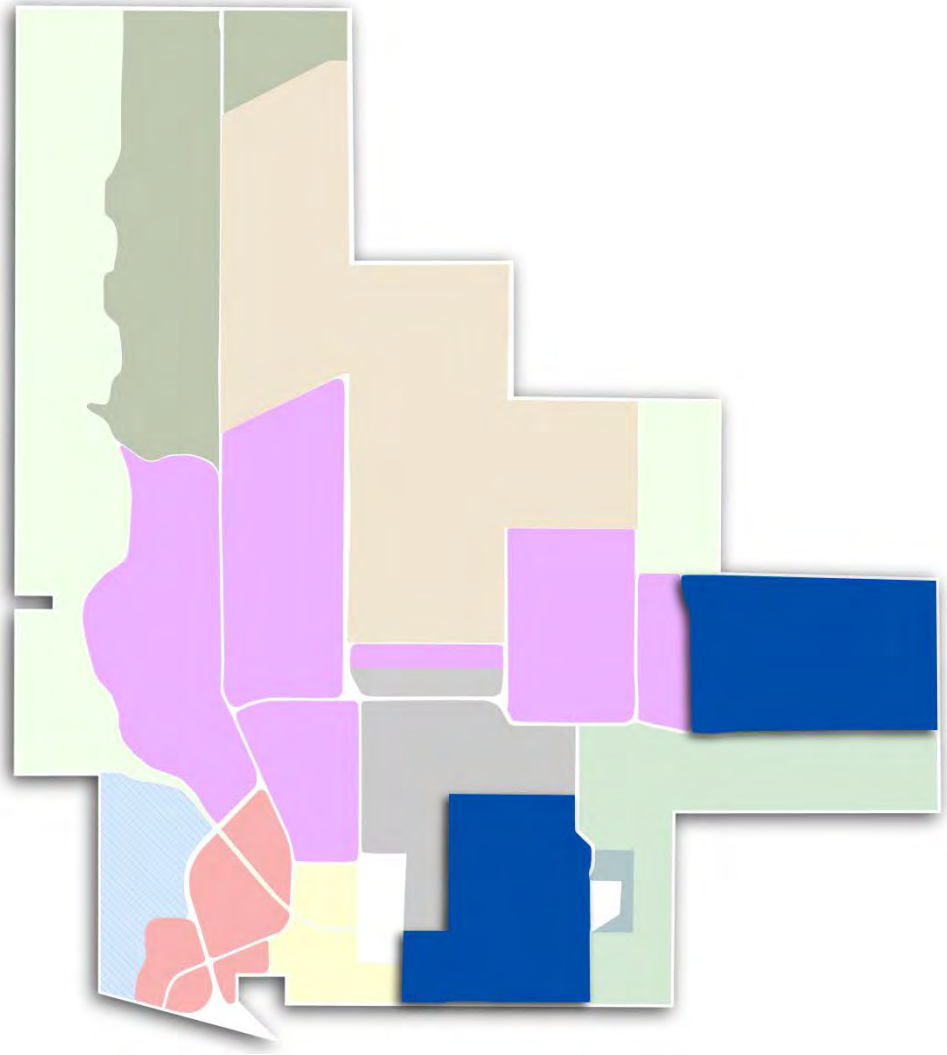


Table 5.2-6 Research and Development / Education Potential / Allowed Uses

Potential / Allowed Uses	
■ Scientific and medical laboratories ■ Medical research and development ■ Pharmaceutical mfg. ■ Medical and health services ■ Ambulatory healthcare services ■ Rehabilitation and physical therapy facilities ■ Bioengineering ■ Space launch ■ Aerospace ■ Electronics ■ Technology	■ 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 ■ Recreation
Secondary ■ Work Force Housing ■ Institutional	

Table 5.2-7 Research and Development / Education Existing Facilities for Reuse

Parcel	Building Number	Square Footage
Parcel 17	115	1,150
	231	5,100
	522	17,900
	525	95,000
	528	95,000
	529	150,000
	532	1,454
	535	13,000
	537	4,000
	541	90,000
	542	90,000
	544	90,000
	552	90,000
	553	90,000
	554	90,000
	555	90,000
	575	89,000
	576	89,000
	577	89,000

Parcel	Building Number	Square Footage
Parcel 17	578	89,000
	580	89,000
	581	89,000
	582	89,000

Rail Car Storage

Rail Car Storage consisting of approximately 768 acres or 7 percent of PuebloPlex is located on Parcel 10 in the south-central portion of PuebloPlex. The location of the Rail Car Storage area relative to PuebloPlex is illustrated on Figure 5.2-5. This area is central to existing rail infrastructure and proposed rail improvements providing excellent accessibility to storage and maintenance facilities in this area. The parcel is bounded to the west and north by Manufacturing / Warehouse / Distribution and the Transportation Loading Facility, to the east by Agriculture Research and Development, the south by Research and Development / Education, and the southwest by the Cantonment Area (not part of the Redevelopment Plan). The parcel contains a small area (approximately 5 acres) designated as wetlands in the northwestern portion of the parcel.

Other complementary uses such manufacturing, warehousing, distribution, and storage, may also be considered where appropriate in the Rail Car Storage area, particularly where this area interfaces with other land use areas.

A full list of primary and secondary potential / allowed uses is provided in Table 5.2-8. A list of existing facilities suitable for reuse is provided in Table 5.2-9.

Figure 5.2-5 Rail Car Storage Location Map

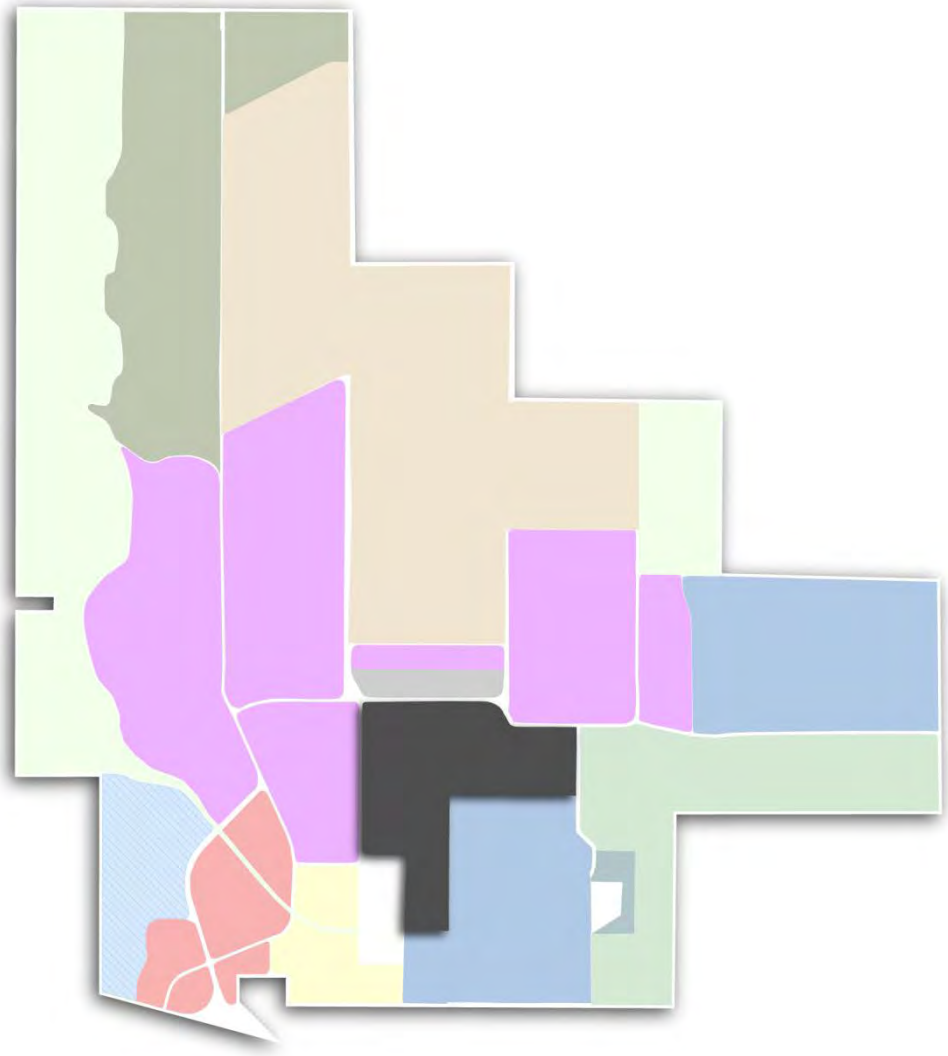
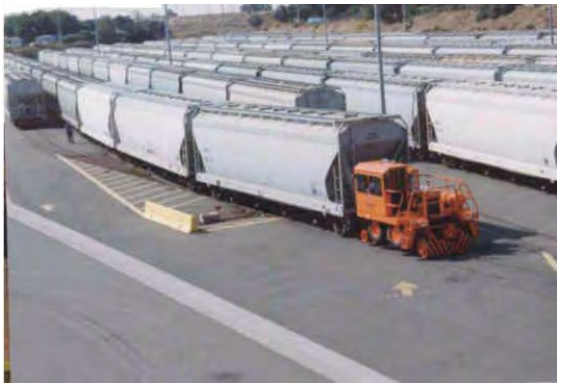


Table 5.2-8 Rail Car Storage Potential / Allowed Uses

Potential / Allowed Uses	
■ Rail car storage and maintenance ■ Rail car inspection and repair	■ Industrial storage
Secondary ■ Manufacturing ■ Research & Development / Education	

Table 5.2-9 Rail Car Storage Existing Facilities for Reuse

Parcel	Building Number	Square Footage
Parcel 10	152	4,900
	154	2,240
	166	4,050
	167	4,050
	168	4,050
	519	14,600
	701	11,000
	706	11,000



Commercial

The commercial component of the plan consists of a combined 459 acres or 4 percent of PuebloPlex divided between five contiguous parcels immediately inside the primary entrance from US Highway 50. The location of the Commercial area relative to PuebloPlex is illustrated on Figure 5.2-6. The Commercial area is intended to serve both employees of onsite industries, educational facilities, and residents at PuebloPlex within the adjacent Work Force Housing areas, and also motorists traveling along Highway 50. Possible uses for the Commercial area include highway-oriented uses such as hotels, an auto/truck service plaza, restaurants (both sit-down and fast food), and convenience stores; and other uses such as financial institutions, retail, offices, healthcare facilities, professional services, and entertainment venues.

The five commercial parcels are located along the primary road into PuebloPlex at the entrance from US Highway 50 and the closest portion of PuebloPlex to the main highway making them high visibility parcels forming the gateway and first impression of PuebloPlex from outside the site. Consideration should be given to imparting a sense of place both from the exterior and interior of PuebloPlex in the configuration and design of structures in this area. Because the western edge of Parcels 21 and 24 back on to the Water Recharge area development site design and appropriate drainage conveyances will need to be considered.

Other uses including complementary types of manufacturing, warehousing, distribution, storage, and mixed-use residential / office / commercial development may also be considered where appropriate in the Commercial area, particularly where this area interfaces with other similar land use areas.

A full list of primary and secondary potential / allowed uses is provided in Table 5.2-10. There are no existing facilities for reuse in this area.

Figure 5.2-6 Commercial Location Map

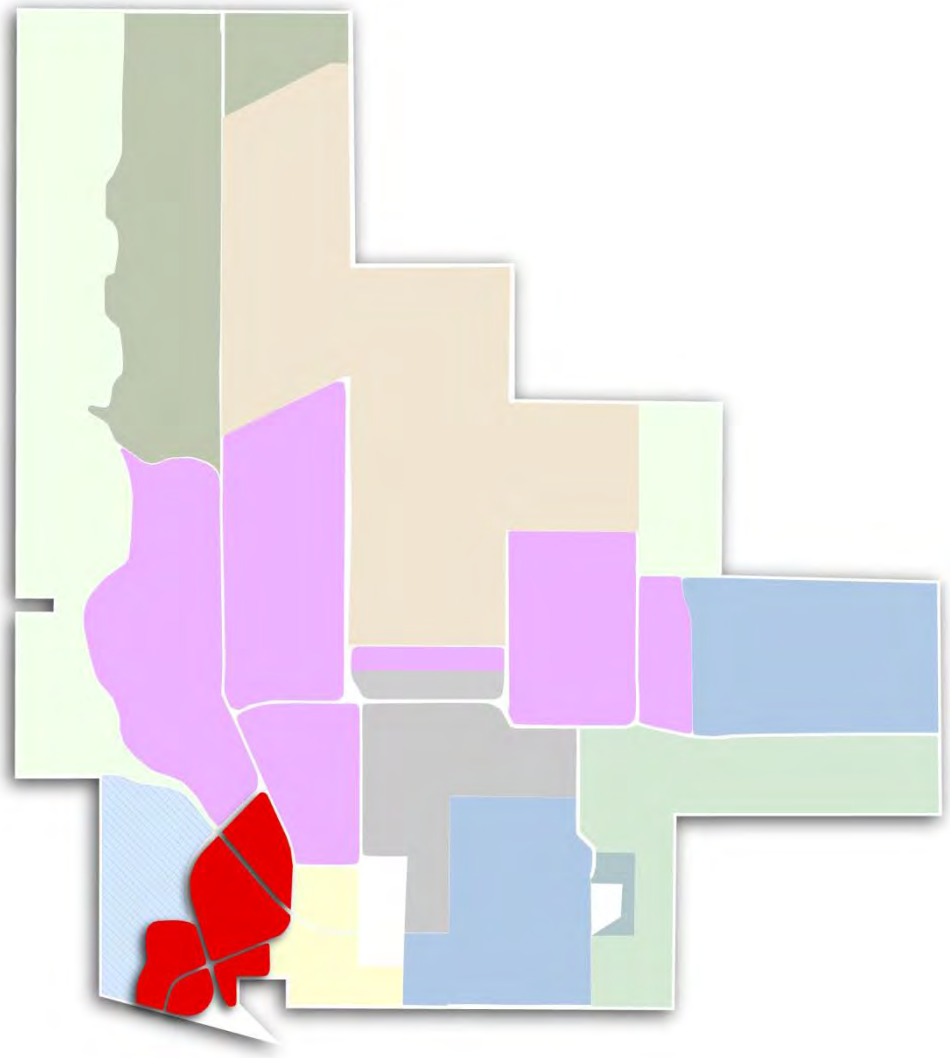


Table 5.2-10 Commercial Potential / Allowed Uses

Potential / Allowed Uses	
■ 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	
■ Manufacturing	
■ Work Force Housing	
■ Mixed Use Commercial / Housing	


HOUSE
SUSHI HOUSE


CLUB
FAN CLUB

Work Force Housing

Work Force Housing is incorporated in the Redevelopment Plan to provide a convenient and affordable housing option for workers employed by manufacturing, distribution, or other industries at PuebloPlex and educational students and staff. This is the second smallest of the 12 land use areas consisting of 306 acres on two contiguous parcels. The location of the Work Force Housing area relative to PuebloPlex is illustrated on Figure 5.2-7.

The Work Force Housing area is located near the southern entrance to PuebloPlex from US Highway 50, providing access to the regional transportation network, onsite commercial uses, and to reduce exposure from impacts of other onsite uses. This location can also reduce the interface between residential and heavy vehicle traffic associated with industrial uses at PuebloPlex.

To accommodate the needs of the permanent and temporary PuebloPlex work force, a diversity of housing types in varying configurations should be considered including single-family residences, townhomes and mid-rise apartments with both ownership and rental options. Other facilities could include mixed-use residential / commercial facilities along the primary entry road and community facilities such as recreational pocket parks and child care facilities.

A full list of primary and secondary potential / allowed uses is provided in Table 5.2-11. A list of existing facilities suitable for reuse is provided in Table 5.2-12.

Figure 5.2-7 Work Force Housing Location Map

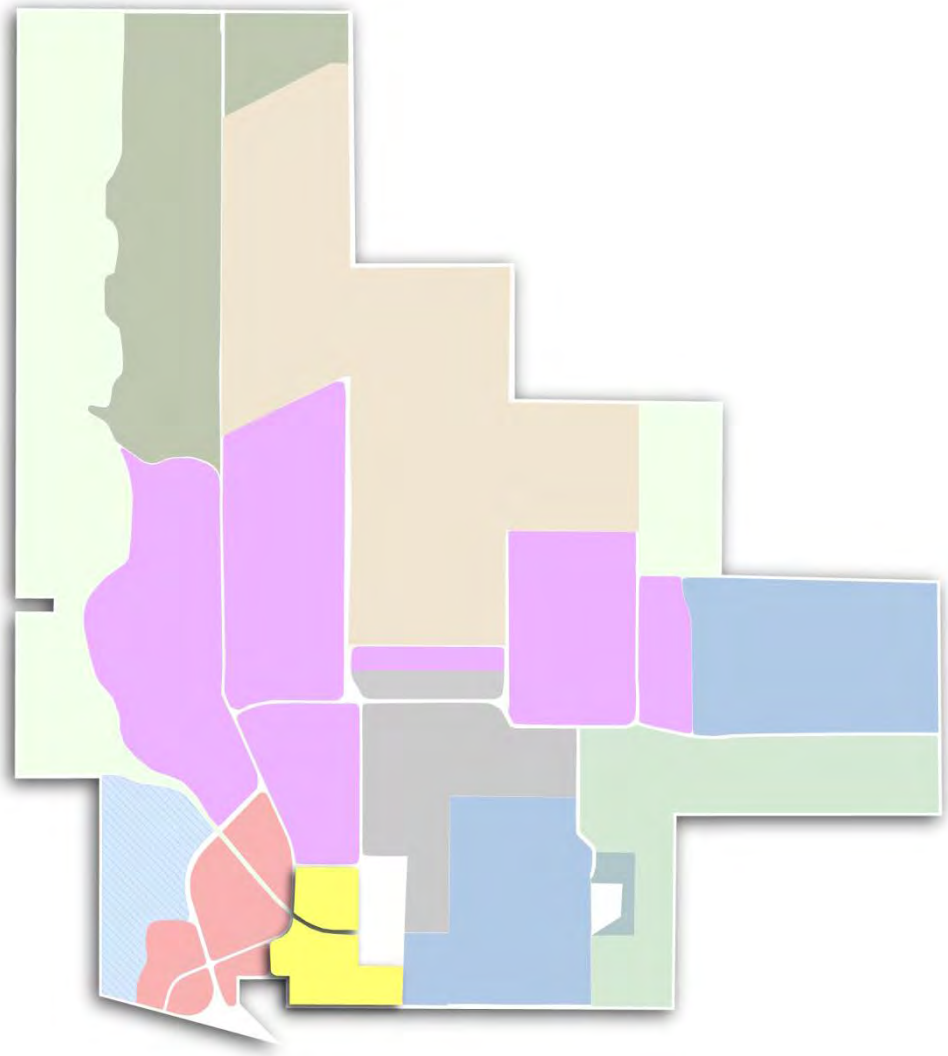


Table 5.2-11 Work Force Housing Potential / Allowed Uses

Potential / Allowed Uses	
■ Single family detached homes	■ Child care facilities
■ Townhomes	■ Fitness and athletics centers
■ Condominiums	■ Convenience store
■ Low and mid-rise apartments	■ Drug stores
■ Garden apartments	■ Restaurants
■ Manufactured homes	■ Hotels
■ Dormitories	■ Recreation
Secondary	
■ Commercial	
■ Mixed-Use Commercial / Housing	
■ Research & Development / Educational	

Table 5.2-12 Work Force Housing Facilities for Reuse

Parcel	Building Number	Square Footage
Parcel 18	119	3,500

Transportation Loading Facility

The Transportation Loading Facility consists of 113 acres or 1 percent of the land area at PuebloPlex on one parcel in the central portion of the site. This location at the heart of PuebloPlex provides centralized road and rail access. The location of the Transportation Loading Facility area relative to PuebloPlex is illustrated on Figure 5.2-8.

Though one of the smaller areas at PuebloPlex, the Transportation Loading Facility, plays an important role in the transfer of goods. This area is envisioned as a land terminal to serve PuebloPlex industries where general cargo such as machinery, processed materials, and parts of various types and sizes, and containers can be loaded / unloaded between multiple types of vehicles and between road and rail.

Because transportation loading is dependent on the need for storage, this area is ideally located between the Manufacturing / Warehouse / Distribution, Warehouse / Storage, and Rail Car Storage areas where access to warehousing, storage and distribution are optimized.

Other complementary uses such manufacturing, warehousing, distribution, and storage, may also be considered where appropriate in the Transportation Loading Facility area, particularly where this area interfaces with other land use areas.

A full list of primary and secondary potential / allowed uses is provided in Table 5.2-13. There are no existing facilities suitable for reuse in this area.

Figure 5.2-8 Transportation Loading Facility Location Map

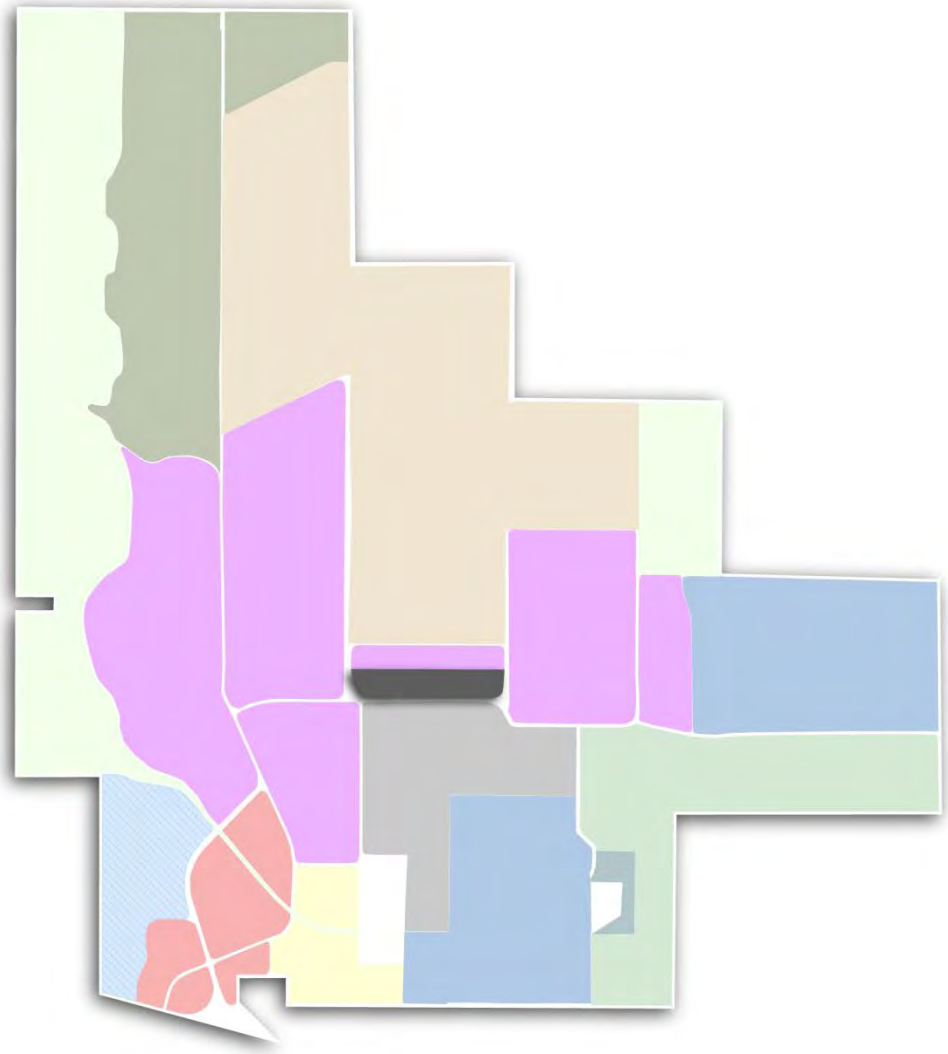


Table 5.2-13 Transportation Loading Facility Potential / Allowed Uses

Potential / Allowed Uses	
■ Multimodal loading and unloading	■ Rail car restoration
■ Logistics support	■ Administrative support services
■ Storage	■ Offices
■ Paint facilities	■ Grain storage facilities
Secondary	
■ Rail Car Storage	
■ Manufacturing / Warehouse / Distribution	


K LINE


SMV

Institutional

The Institutional area consists of 59 acres in the southeast corner of PuebloPlex adjacent to the evaporation lagoons (not in the Redevelopment Plan). The location of the Institutional area relative to PuebloPlex is illustrated on Figure 5.2-9. This area can support a future wastewater treatment plant to serve PuebloPlex due to its proximity to the existing wastewater collection system. This area could also support other facilities such as a public works garage and a maintenance yard, equipment storage, and other public services facilities.

A full list of primary and secondary potential / allowed uses is provided in Table 5.2-14. There are no existing facilities suitable for reuse in this area.

Figure 5.2-9 Institutional Location Map

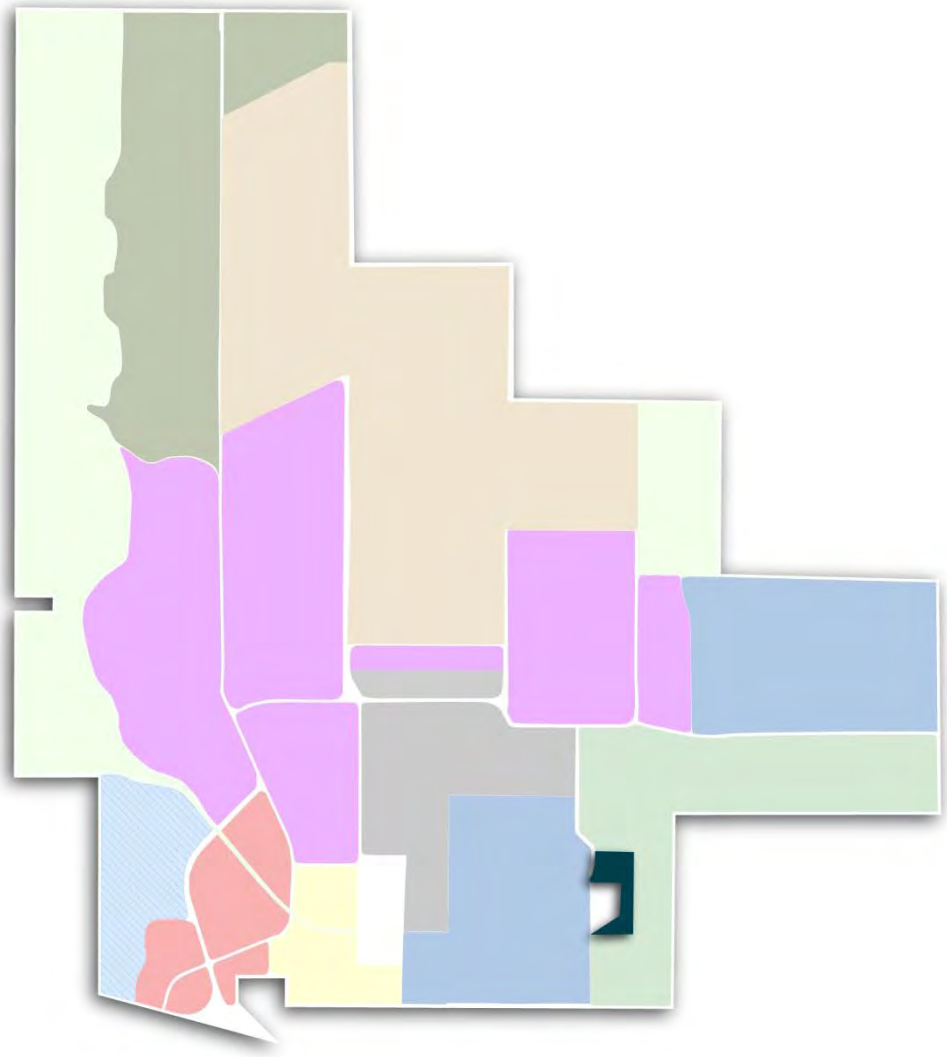


Table 5.2-14 Institutional Potential / Allowed Uses

Potential / Allowed Uses	
■ Wastewater treatment facility	■ Libraries and museums
■ Maintenance and service facilities	■ Emergency shelters
■ Government services	■ Community center
Secondary	
■ Research & Development / Education	

Open Space / Recreation / Mineral Extraction

PuebloPlex's topography and natural systems created the framework for the overall land use program, in that all natural areas and drainageways to be preserved were identified first before the location for any other land uses were considered. Overall, the Open Space / Recreation / Mineral Extraction area accounts for 2,333 acres or 22% of the PuebloPlex land area on two parcels. Land in these portions of PuebloPlex is unsuitable for most types of development due to creeks, wetlands, and the 100-year floodplain. This area maintains the flexibility necessary to support traditional recreational activities through trails and equestrian facilities, while providing opportunities for the development of more specialized activities, such as, motocross tracks and camping areas. The feasibility of mineral extraction within the available area would need to be evaluated based on the proposed extraction techniques and locations. The location of the Open Space / Recreation / Mineral Extraction area relative to PuebloPlex is illustrated on Figure 5.2-10.

Parcel 1 and 1A consist of 1,988 acres running the majority of the north-south length of the western edge of the property. These parcels include Chico and Andy Creeks, wetlands and the 100-year floodplain. The parcels are bounded on the west and the north by the PuebloPlex boundary providing a buffer between onsite uses and the community outside PuebloPlex, and on the east by the Energy Park and Manufacturing / Warehouse / Distribution areas. At the south end of Parcel 1 are the Water Recharge area and a green connector that runs southeast through the Commercial terminating at the eastern edge of the Work Force Housing area. This connector can be used to provide recreational trail access between Parcel 1 and developed areas of PuebloPlex.

Parcel 13 consists of 375 acres located in the east-central portion of PuebloPlex. The parcel is bounded on the north and east by the PCAPP facility and on the remaining sides by the Manufacturing / Warehouse / Distribution, Research and Development / Education, and Warehouse / Storage areas. Boone Creek transects the parcel on a diagonal from the PCAPP property to the northwest to the southeast and down to the Arkansas River as a part of a larger contiguous hydrological system.

A full list of primary and secondary potential / allowed uses is provided in Table 5.2-15. There are no existing facilities suitable for reuse in this area.

Figure 5.2-10 Open Space / Recreation / Mineral Extraction Location Map

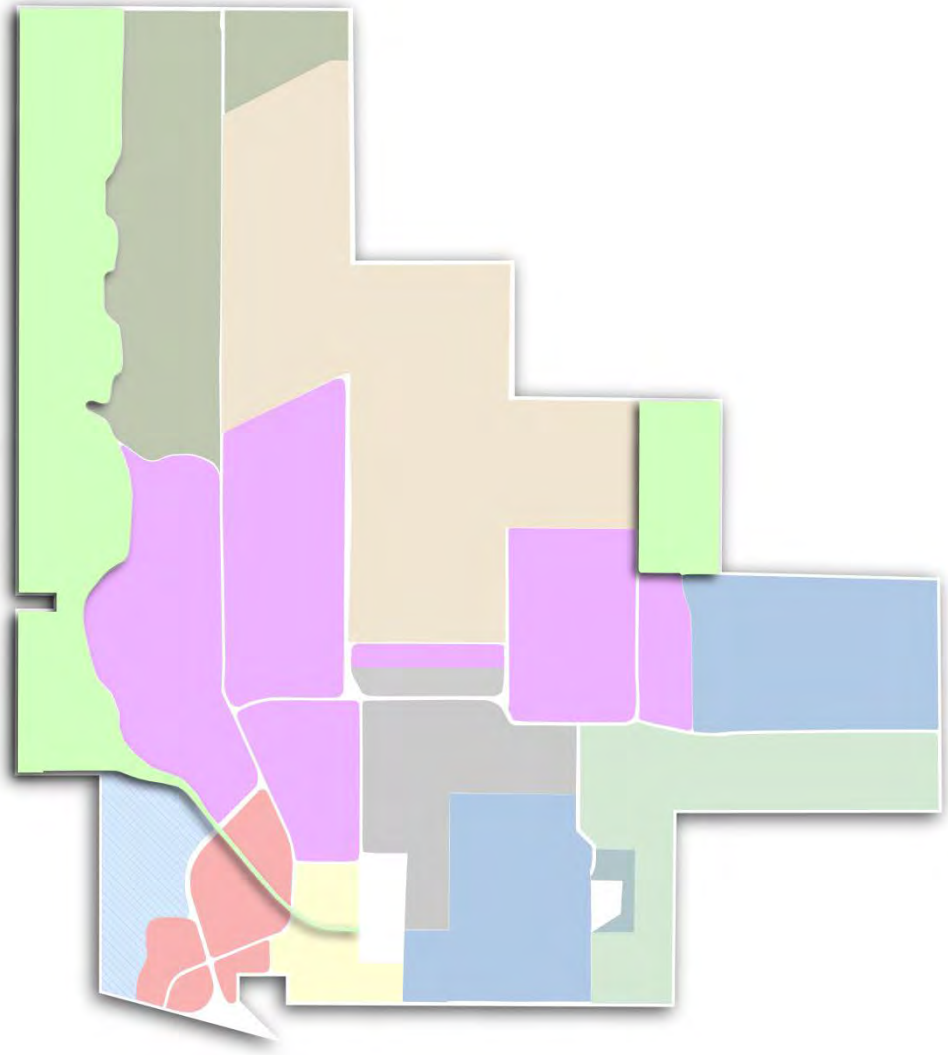


Table 5.2-15 Open Space / Recreation / Mineral Extraction Potential / Allowed Uses

Potential / Allowed Uses	
■ Camping	■ Grazing
■ Motocross	■ Agriculture
■ Hiking Trails	■ Golf Courses
■ Equestrian Facilities	■ Pro Shops
■ Mineral Extraction	■ Ball Fields
Secondary	
■ Energy Park	
■ Water Recharge Area	
■ Research & Development / Education	

Energy Park

The Energy Park area consists of two parcels totaling 1,509 acres or 14 percent of the PuebloPlex land area in the northwestern portion of the property. Parcel 2 contains 1,073 acres and is bounded on the west by Open Space / Recreation / Mineral Extraction, on the north by the northern PuebloPlex boundary, on the east by Energy Park Parcel 3 and Warehouse / Storage, and the south by Manufacturing / Warehouse / Distribution. Parcel 3 is 243 acres bounded by Energy Park Parcel 2 to the west, the northern PuebloPlex property line to the north, PCAPP to the east, and Warehouse / Storage to the south. The location of the Energy Park area relative to PuebloPlex is illustrated on Figure 5.2-11.

Uses for this area include wind farms, solar arrays, biomass facilities, and other emerging and new technologies, research and development facilities, and pilot programs for renewable energy, waste recovery, water treatment and reuse. This area can be multi-purposed – shared between uses that have limited footprints and other uses such as agriculture or ranching to maximize beneficial use of the land.

Other complementary uses may also be considered where appropriate in the Energy Park including manufacturing, warehousing, distribution, and storage, particularly in areas where the Energy Park interfaces with other areas.

A full list of primary and secondary potential / allowed uses is provided in Table 5.2-16. There are no existing facilities suitable for reuse in this area.

Figure 5.2-11 Energy Park Location Map

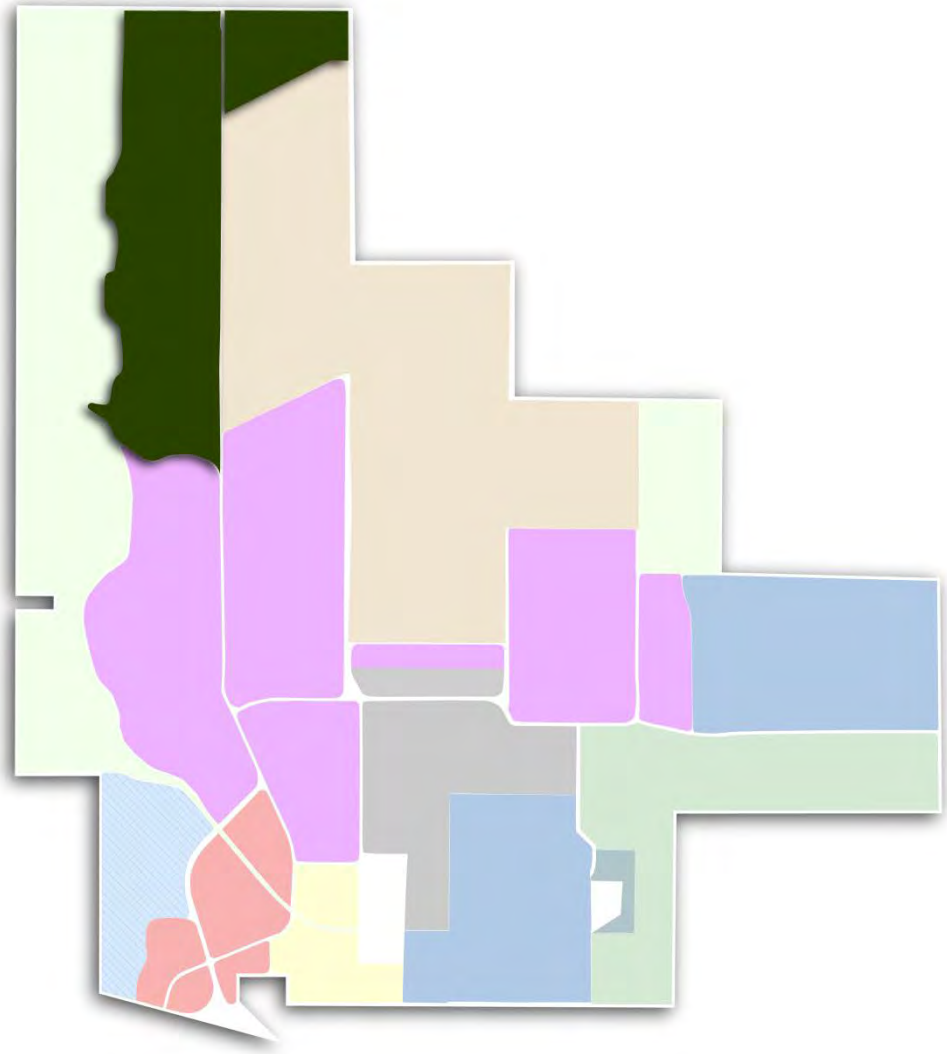
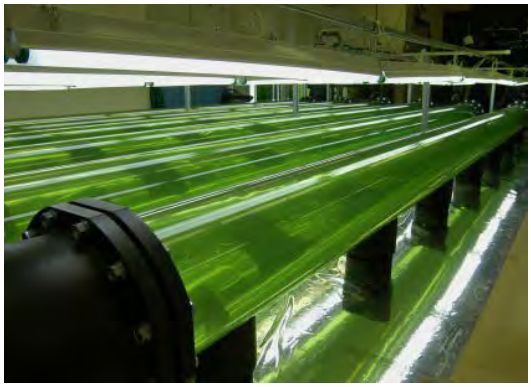


Table 5.2-16 Energy Park Potential / Allowed Uses

Potential / Allowed Uses	
■ Solar arrays	■ Algae energy development
■ Wind farms	■ Utilities
■ Biomass facilities	■ Grazing
■ Waste-to- energy plant	■
Secondary	
■ Warehouse / Storage	
■ Manufacturing / Warehouse / Distribution	
■ Open Space / Recreation / Mineral Extraction	



Agricultural Research and Development

Agriculture Research and Development consists of 1,120 acres on 1 parcel. Parcel 15 is located at the southeast corner of PuebloPlex bounded by the property line to the south and east, and more intensive uses central to the property, effectively providing a buffer between onsite uses and the community outside PuebloPlex. The parcel is bisected by Boone Creek from north to south. The location of the Agriculture Research and Development area relative to PuebloPlex is illustrated on Figure 5.2-12.

Uses in the Agriculture Research and Development area could include traditional agricultural activities such as production of food, feed, fiber, or horticultural crops; ranching; and beekeeping; as well as research and development of agricultural products including marijuana growing operations, bioengineering, and biofuels.

A full list of primary and secondary potential / allowed uses is provided in Table 5.2-17. A list of existing facilities suitable for reuse is provided in Table 5.2-18.

Figure 5.2-12 Agricultural Research & Development Location Map

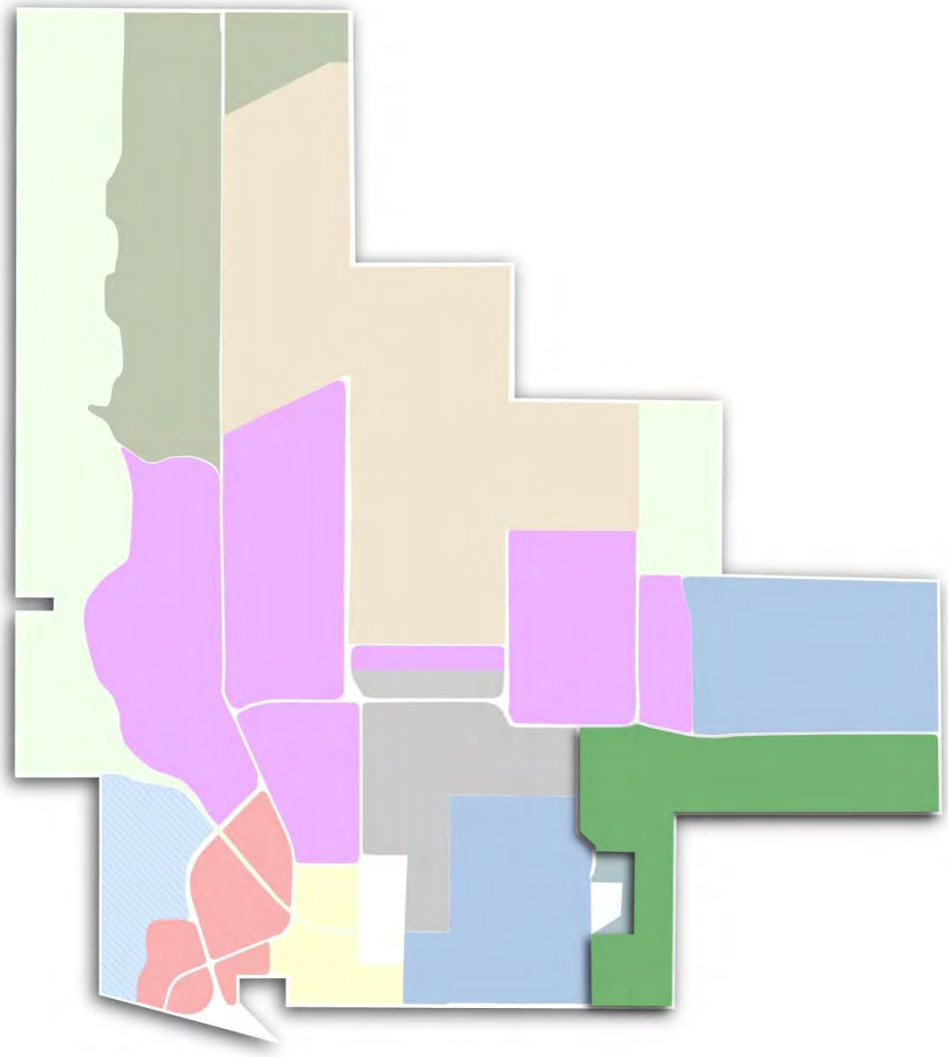


Table 5.2-17 Agriculture Research and Development Potential / Allowed Uses

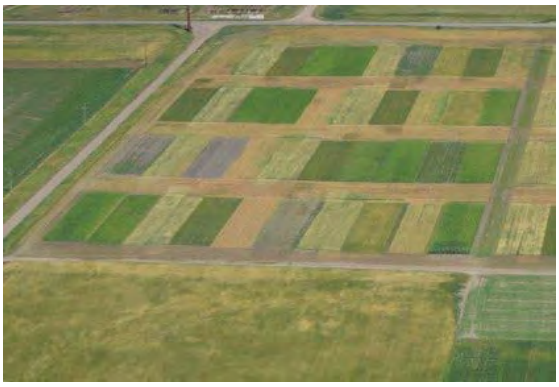
Potential / Allowed Uses	
■ Production of food, feed, and fiber commodities, livestock and poultry, bees, fruits and vegetables, Sod, ornamental, nursery, and horticultural crops	■ Bioenergy and biofuel
Secondary	
■ Research & Development / Education	
■ Manufacturing / Warehouse / Distribution	

Table 5.2-18 Agriculture Research and Development Facilities for Reuse

Parcel 15

Parcel	Building Number	Square Footage
Parcel 15	711	11,000
	716	11,000
	945*	8,200

** Building 945 existing use is radiological facility. This building suitable for reuse as radiological–related facility.*



Water Recharge Area

The Water Recharge area consists of 424 acres on 1 parcel in the southwest corner of PuebloPlex. Parcel 25 is located along the south and west property boundary south of the Open Space / Recreation / Mineral Extraction area and west of the Commercial area. The parcel includes portions of Chico Creek, wetlands and the 100-year floodplain. The location of the Water Recharge area relative to PuebloPlex is illustrated on Figure 5.2-13.

The intent of this area is to assist with water augmentation and could be used for increasing water supplies to help meet current and future water demands through surface spreading, infiltration basins, or injection wells. Uses on this parcel would be limited to low intensity activities including agriculture, ranching, and passive recreation trails.

A full list of primary and secondary potential / allowed uses is provided in Table 5.2-19. There are no existing facilities suitable for reuse in this area.

Figure 5.2-13 Water Recharge Location Map

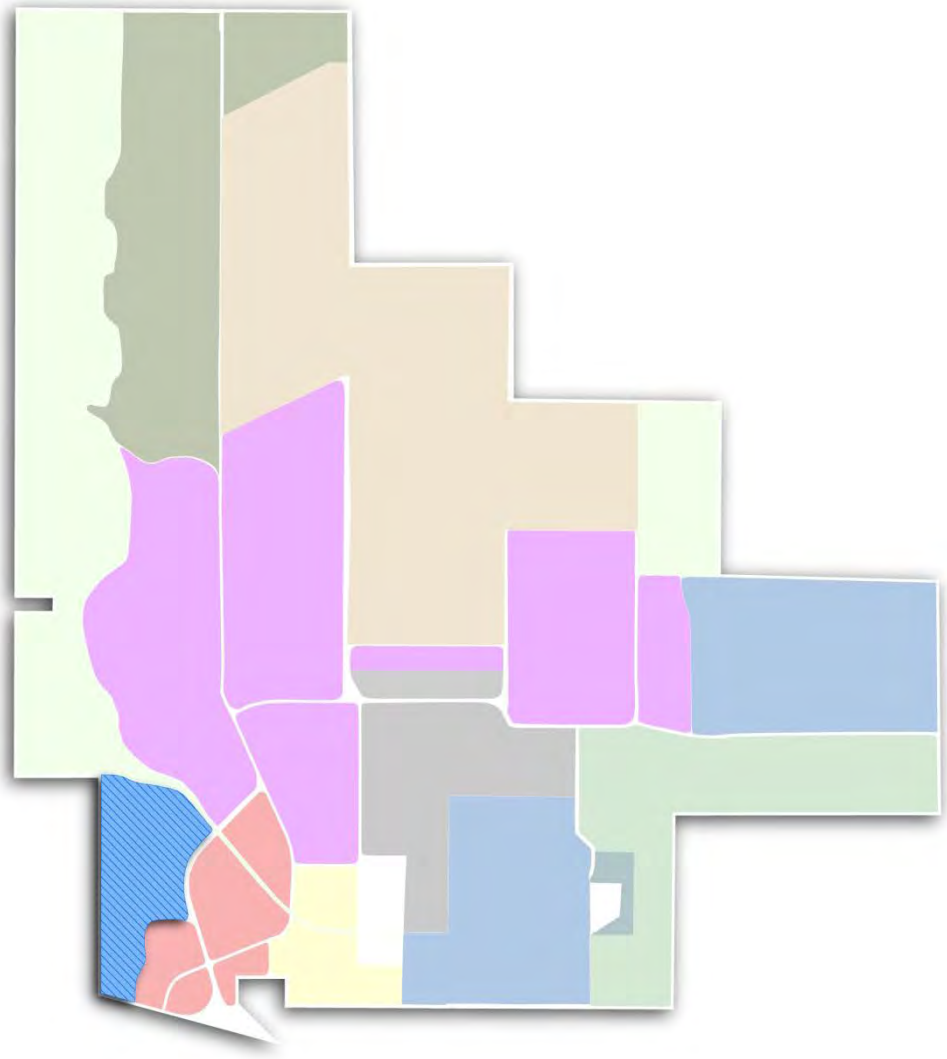


Table 5.2-19 Water Recharge Potential / Allowed Uses

Potential / Allowed Uses	
■ Open Space	■ Sustainable Agriculture
■ Hiking Trails	■ Ranching
Secondary	
■ Open Space / Recreation / Mineral Extraction	

5.3 Transportation Framework

The transportation framework for the Redevelopment Plan is anchored on a network of roadway arterials and existing rail network.

The road network connects the land use areas and provides access to PuebloPlex from the surrounding community. The roadway framework and improvements are illustrated on Figure 5.2-14.

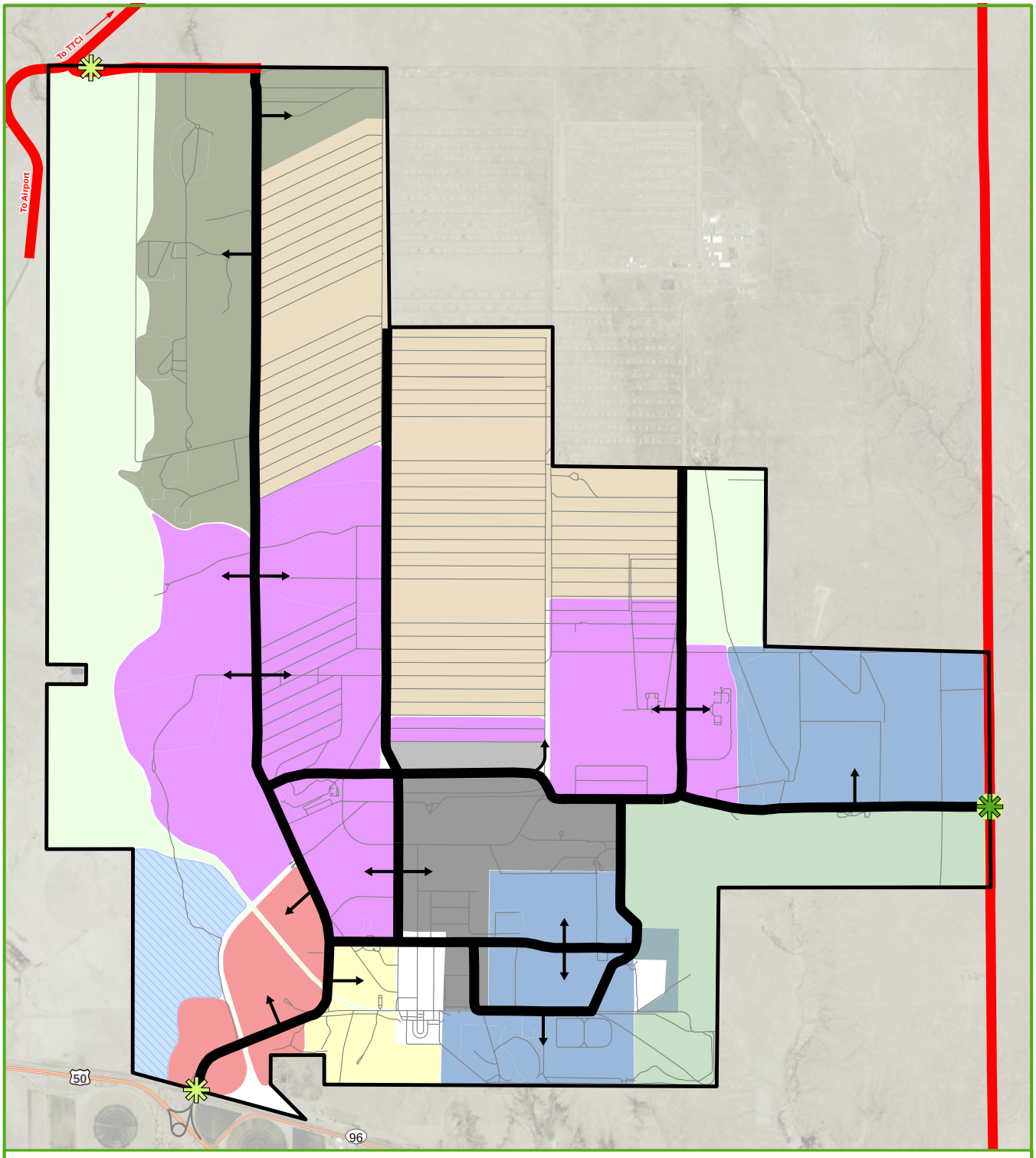
The Plan includes improvements to regional roads to support the access to PuebloPlex including 4 miles of multi-lane roadway connecting PuebloPlex to the US Highway 50 interchange, and improvements to the DOT road at the north end of the property and IL Road on the eastern edge of PuebloPlex.

Two arterial roads provide access throughout PuebloPlex. One primary arterial provides north-south access through the western portion of the site, tying in to the interchange at US Highway 50 to the south and the DOT Road to the north. The north-south arterial provides regional access to major highways throughout the region as well as direct access to the Pueblo Municipal Airport. This arterial is envisioned as the signature infrastructure feature that provides not only primary transportation access across PuebloPlex, but also a unifying design and high-quality gateway aesthetic for the property. The second primary arterial runs east-west from the future eastern entrance to a "T" intersection with the north-south arterial in the western portion of the property.

Within PuebloPlex are a series of interconnected arterial roads configured to provide access to each land use area. These arterial roadways provide the backbone of the vehicular transportation network comprising 22.5 miles of internal arterial roads. The roads are configured to optimize multimodal opportunities and encourage the efficient movement of freight and people throughout the site, while minimizing conflict points between different types of vehicular traffic – personal vehicles and heavy truck traffic.

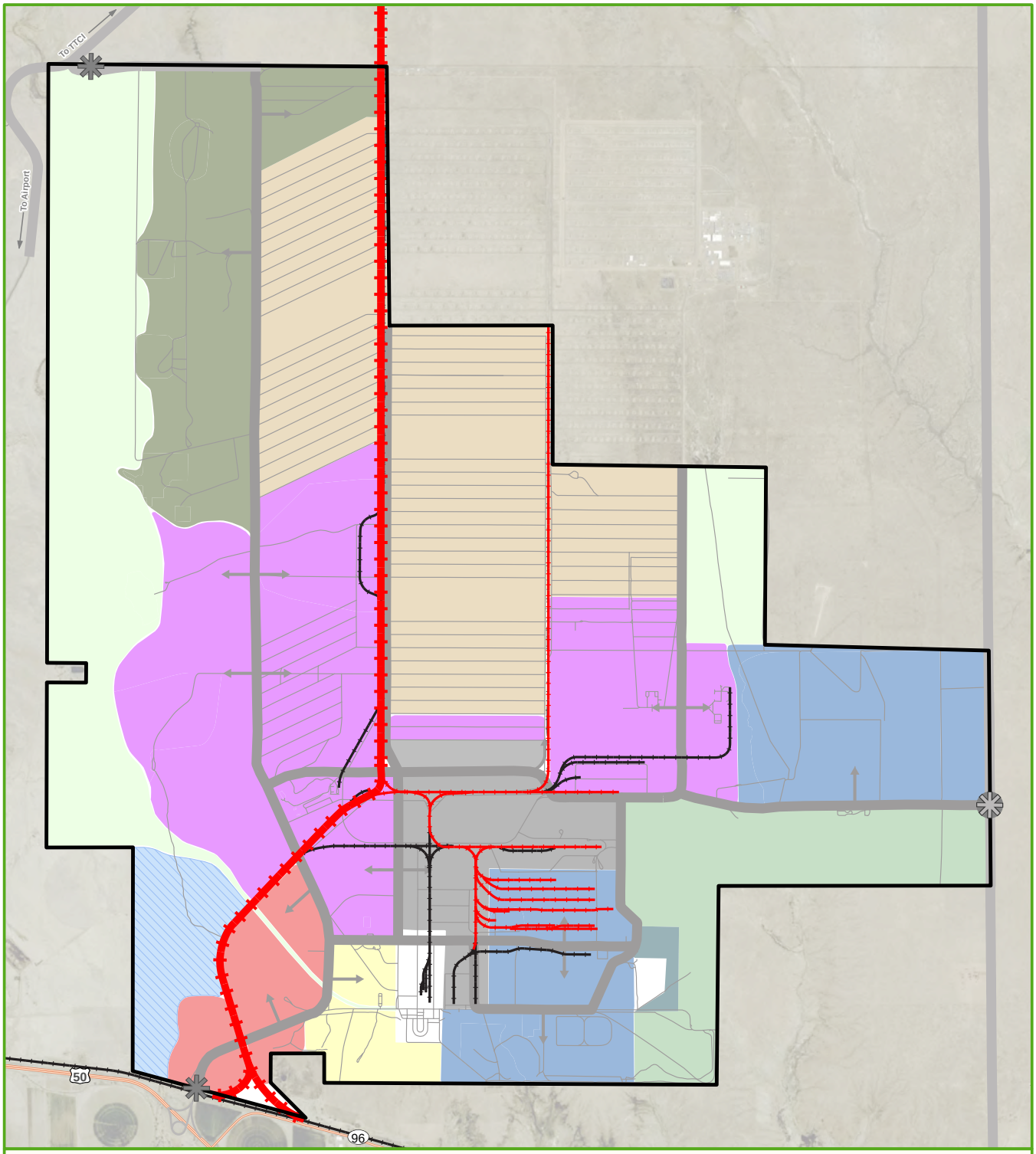
Secondary street access points are shown on Figure 5.2-14 with black arrows. These represent the most logical places for collector-level streets to branch out from the arterial roads within the land use areas while reducing the number of conflict points between different types of vehicular traffic.

In addition to the new internal roadways, the Plan also includes approximately 22.86 miles of railway improvements to better serve and accommodate rail related industries at PuebloPlex. These improvements are shown on Figure 5.2.-15 in red. Proposed rail improvements are centered around existing rail assets including large warehouse areas with direct rail access and improving the railroad infrastructure along the main rail line running north – south through the property to the TTCI facility.



PUEBLOPLEX REDEVELOPMENT PLAN

Figure 5.2-14
Road Circulation Plan



Legend

Proposed Rail Improvements
- Main Line
- Other
- Existing Rail
- PuebloPlex Boundary
- Proposed Roads
- Proposed Road Improvements
- Existing Roads
- Key Secondary Roadway Access
- Major Highways

PuebloPlex Access Points
- Existing Entrance
- Future Entrance

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

0 1,500 3,000 4,500 Feet

Controlled Unclassified Information – For Official User Only
Source: Matrix Design Group, 2015

PUEBLOPLEX REDEVELOPMENT PLAN

Figure 5.2-15
Rail Circulation Plan

5.4 Environmental Influences

A review of environmental existing conditions, opportunities, and constraints was performed to help guide the development of the Redevelopment Plan. The identification of environmental constraints informed the land use areas and specific recommendations were incorporated in the Redevelopment Plan, including:

- The Redevelopment Plan was developed based on the environmental conditions documented in the March 2015 Draft Environmental Conditions of Property (ECP) Program Report. The Redevelopment Plan may require revisions depending on the findings of the Final ECP Report.
- 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.

Please see the next page.

PUEBLOPLEX | REDEVELOPMENT PLAN

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

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