



PuebloPlex Board Approves Reuse Plan for Colorado Depot

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The LRA for the Pueblo Chemical Depot last week approved a **redevelopment plan** for 15,850 surplus acres at the central Colorado site, paving the way for the Army to begin transferring property at the depot.

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PuebloPlex, the state agency established in 1994 to redevelop the facility, is aiming to receive about 5,400 acres in the next year. That tract sits in the center of the depot and contains 620 storage igloos and most of the rail lines, reported the **Pueblo Chieftain**.

The LRA now splits the revenue it generates from leasing 255 of the igloos with the Army since it is leasing them under a master lease, said Russell

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DeSalvo III, the authority's CEO and president. Following a transfer, those igloos would be owned by PuebloPlex and removed from the master lease.

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The next parcel that would be conveyed likely is the 1,200-acre south entrance, where groundwater contamination from an explosives washout area is being remediated. PuebloPlex is preparing a grant request to DOD's Office of Economic Adjustment for at least \$2.5 million to implement it reuse plan, according to the story.

Under the **redevelopment plan**, almost half of the acreage the LRA is responsible for would be devoted to industrial uses, including manufacturing, distribution and warehousing. Other primary uses would include R&D, education, agricultural research, renewable energy production and open space. Industrial uses would take advantage of the depot's central location, existing road and rail networks, and the storage igloos.

"It's a guide, a living document," DeSalvo said of the reuse plan. "It's impossible to anticipate everything that's going to happen over the next 100 years."

Matrix Design Group prepared the 1,200-page plan under a \$700,000 grant during a year-long process.

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