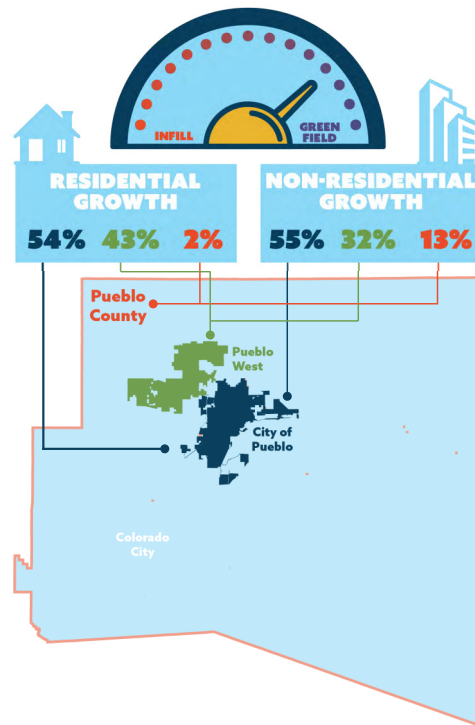


WHERE AND HOW SHOULD WE GROW?

By 2040, Pueblo County is forecast to add approximately 29,000 new residents. This translates into an estimated 14,700 new households and 13,319 new jobs. The choices we make today about where and how to accommodate this growth will play a direct role in our future quality of life and resilience as a region. Three growth scenarios were developed to explore different assumptions about where forecast demand for residential and non-residential development might occur over the 20-year planning horizon, and to evaluate possible benefits and trade-offs associated with different assumptions. The information below and on the supporting boards provides an overview of each scenario from a regional (county wide) perspective, but also highlight key considerations specific to the City of Pueblo and Pueblo West.

Scenario A: Twin Cities/ Outward Expansion

Pueblo West continues to grow at a faster rate than the City of Pueblo and attracts more residential and non-residential development, leading it to become more of a "full-service community." Growth extends north along the east side of I-25, either as part of a future annexation into the City of Pueblo, or as part of new, standalone metropolitan district (similar to Pueblo West).

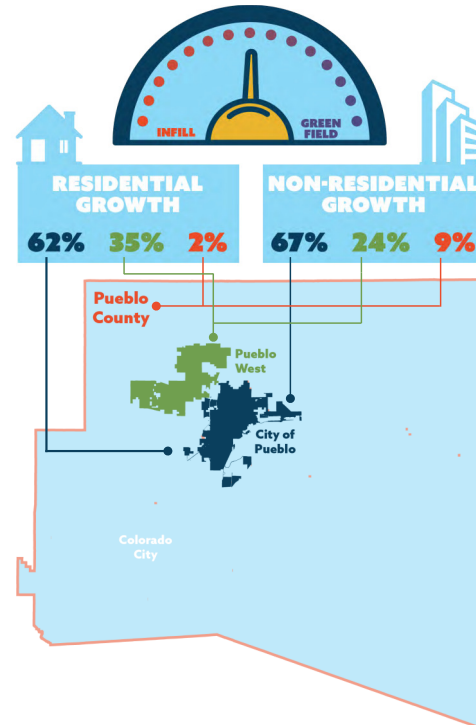


	LARGE LOT SINGLE-FAMILY	TRADITIONAL SINGLE-FAMILY	ATTACHED (2 TO 4 UNITS)	MULTI-FAMILY (5+ UNITS)
REST OF PUEBLO COUNTY	362	-	-	-
CITY OF PUEBLO	-	5,125	720	2,126
PUEBLO WEST	3,260	750	750	1,600

	RETAIL	SERVICE/ HOSPITALITY	OFFICE/ INSTITUTIONAL	INDUSTRIAL FLEX	HEAVY INDUSTRY
52K	39K	-	168K	409K	
525K	395K	451K	251K	409K	
473K	356K	301K	419K	-	

Scenario B: Central City Revitalization

The City of Pueblo captures an increasing share of residential and non-residential development, with a focus on the revitalization of Downtown Pueblo and core area neighborhoods and limiting future annexations. Market demand for a range of lifestyle options continues to drive growth in Pueblo West and other areas of the County but to a lesser degree than in Scenario A.

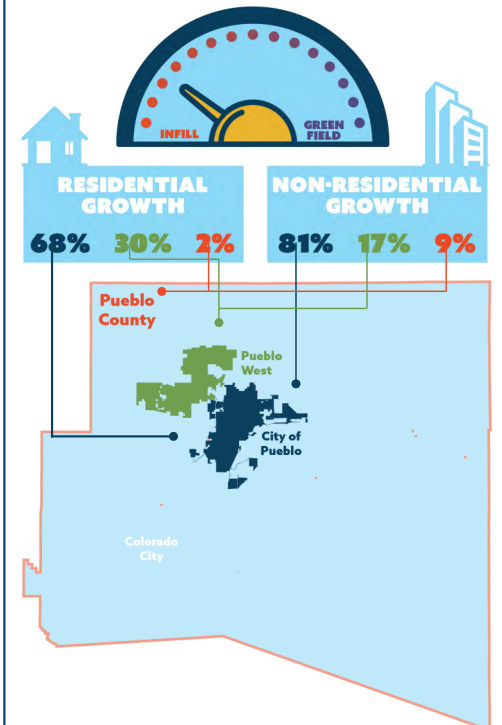


	LARGE LOT SINGLE-FAMILY	TRADITIONAL SINGLE-FAMILY	ATTACHED (2 TO 4 UNITS)	MULTI-FAMILY (5+ UNITS)
REST OF PUEBLO COUNTY	362	-	-	-
CITY OF PUEBLO	-	5,125	720	3,326
PUEBLO WEST	3,260	750	750	400

	RETAIL	SERVICE/ HOSPITALITY	OFFICE/ INSTITUTIONAL	INDUSTRIAL FLEX	HEAVY INDUSTRY
52K	39K	-	84K	205K	
631K	475K	527K	503K	615K	
368K	277K	226K	251K	-	

Scenario C: Regional Centers

"All-in" focus on directing the majority of residential and non-residential development to areas already served by infrastructure and services. Downtown Pueblo's role as a regional center is solidified through substantial growth and reinvestment, while a second full-service community/ regional center emerges near I-25 and Highway 50.



	LARGE LOT SINGLE-FAMILY	TRADITIONAL SINGLE-FAMILY	ATTACHED (2 TO 4 UNITS)	MULTI-FAMILY (5+ UNITS)
REST OF PUEBLO COUNTY	362	-	-	-
CITY OF PUEBLO	-	5,125	1,070	3,726
PUEBLO WEST	3,260	750	400	-

	RETAIL	SERVICE/ HOSPITALITY	OFFICE/ INSTITUTIONAL	INDUSTRIAL FLEX	HEAVY INDUSTRY
52K	39K	-	84K	205K	
894K	673K	602K	587K	614K	
158K	119K	150K	168K	-	

WHAT FACTORS ARE MOST IMPORTANT TO YOU?

Each growth scenario models a potential path forward for our region that will impact where we live and work, how we attract and accommodate growth, the cost of services, our impact on the environment, and how easily we can access services and amenities. Below are five metrics that illustrate the impacts and potential trade offs associated with each scenario.

FISCAL IMPACT

What it means: The impact of new development on local government budgets

Why it is important: The cost of providing services to development varies based on its location, the service provider, the land use, and the intensity of development. All of these factors impact local government revenues, the taxes and fees existing residents pay for services, and development feasibility.

MIX OF USES

What it means: The amount of land dedicated to different uses.

Why it is important: Each scenario varies in how much area is expected to be utilized by each land use. This metric helps us see how different types of growth impact development patterns in different parts of Pueblo County.

HOUSING DIVERSITY

What it means: The types of housing that are built and available for rent and purchase.

Why it is important: The types housing built in Pueblo County impact housing affordability, walkability/bikability, transit service, energy and water efficiency, the attractiveness of the community to new workers and employers, and variety of other factors.

LOSS OF PRIME AGRICULTURAL LAND

What it means: Land best suited for long-term production of food and other crops. In Pueblo County, prime agricultural lands are concentrated along the St. Charles Mesa and east to Avondale, Boone, and the county line.

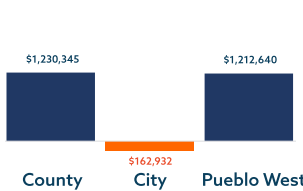
Why it is important: Removing prime agricultural land from productive use for development is permanent. The loss of this resource (and associated water rights) impacts the long-term viability of the agricultural industry and regional food system.

INFILL VS. GREENFIELD DEVELOPMENT

What it means: Infill development occurs on vacant or underutilized sites in previously developed areas. Greenfield development occurs on land that has never been developed.

Why it is important: Extending and maintaining roads, water lines, and other services over a larger area (to serve greenfield development) is generally more costly than maintaining or expanding infrastructure and services in an established area.

SCENARIO A: Twin Cities/Outward Expansion



New investment in infrastructure and services focused on new greenfield development areas. Requires the greatest annual cost for maintaining new infrastructure and expanding services.



■ Rural Neighborhoods
 ■ Suburban Neighborhoods
 ■ Mixed-Use Activity Center
 ■ Employment
 ■ Transportation-Dependent Industry

All communities see a greater mix of residential and non-residential uses, but Pueblo West captures higher share than today.



Demand for multi-family housing shifts to Pueblo West over the City of Pueblo.

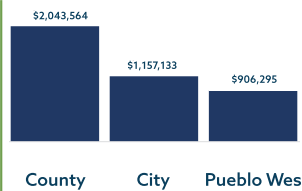


Growth along the edge of established communities means greater loss in agricultural areas

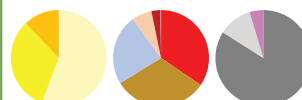


Allows for growth beyond areas already planned for urban development through annexation and/or creation of new metro districts.

SCENARIO B: Central City Revitalization



Mix of investment in infrastructure and services between greenfield areas and infill areas. Requires average of annual costs for maintaining new infrastructure and expanding services.



■ Rural Neighborhoods
 ■ Suburban Neighborhoods
 ■ Mixed-Use Activity Center
 ■ Employment
 ■ Transportation-Dependent Industry

A greater mix of residential and non-residential development occurs in all communities.



Demand for multi-family housing divided between City of Pueblo and Pueblo West.

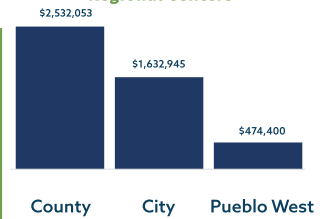


Emphasis on policies and incentives to encourage the preservation of prime agricultural land.



Encourages growth in areas already planned for urban development and encourages reinvestment in core areas of Pueblo.

SCENARIO C: Regional Centers

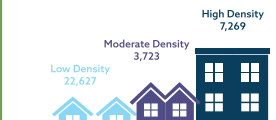


Greater focus of investment in infrastructure and services in infill areas. Most efficient scenario for maintaining new infrastructure and expanding services.



■ Rural Neighborhoods
 ■ Suburban Neighborhoods
 ■ Mixed-Use Activity Center
 ■ Employment
 ■ Transportation-Dependent Industry

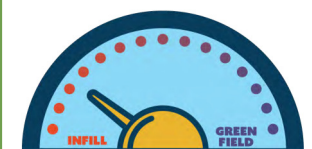
Majority of non-residential development occurs in City of Pueblo, but all communities experience growth.



Demand for multi-family housing concentrated in City of Pueblo.



Emphasis on wide range of strategies to encourage preservation of prime agricultural land.



Focuses growth and reinvestment largely in established areas.

WHAT FACTORS ARE MOST IMPORTANT TO YOU?

Each growth scenario models a potential path forward for our region that will impact where we live and work, how we attract and accommodate growth, the cost of services, our impact on the environment, and how easily we can access services and amenities. Below are five metrics that illustrate the impacts and potential trade offs associated with each scenario.

WATER CONSUMPTION

What it means: Gallons per capita water demand.

Why it is important: Different development types and forms of development use water differently. Aside from agriculture, single-family homes represent the largest source of water demand in Pueblo County. Using water wisely saves money (for ourselves and the community) and makes us more resilient to drought.

SCENARIO A: Twin Cities/Outward Expansion



Dispersed, low-intensity development is more water-intensive and requires the extension of new infrastructure.

SCENARIO B: Central City Revitalization



Compact and higher-density development uses less water and is more efficient to serve using largely existing/planned infrastructure.

SCENARIO C: Regional Centers



Compact and higher-density development uses less water and is more efficient to serve using largely existing/planned infrastructure.

ENERGY CONSUMPTION

What it means: The amount of energy (electricity and heating fuels like propane and natural gas) used per household.

Why it is important: Different development types and forms of development vary in their energy consumption—smaller, more compact homes tend to use less than larger ones. Using energy wisely saves money (for ourselves and the community), makes us more resilient to service disruptions, and reduces greenhouse gas emissions.



Dispersed, low-intensity development is more energy-intensive and requires the extension of new infrastructure.



Compact and higher-density development is more efficient to serve using largely existing/planned infrastructure.



Compact and higher-density development is more efficient to serve using largely existing/planned infrastructure.

ALIGNMENT WITH LONG-RANGE TRANSPORTATION PLAN

What it means: How comfortable and convenient it is to walk, bike, or take transit to destinations

Why it is important: Not everyone has access to (or can afford) a car to get to work, to school, or to basic services and amenities. How often people walk or take transit can depend on how connected a development is to infrastructure (sidewalks, paths, etc.), transit service, and services and amenities (stores, jobs, schools, childcare, etc.) that people can walk, bike, or take transit to.



Development is concentrated in areas where transit, sidewalks, and bike lanes are limited and may not be planned, increasing reliance on driving.



Development in established neighborhoods (where transit, sidewalks, and bike lanes already exist) allows more people to get around without driving.



Highest concentration of density in core (where transit, sidewalks, and bike lanes already exist) supports planned improvements and allows more people to get around without driving.

ACCESS TO SERVICES AND AMENITIES

What it means: How easy is it to access services and amenities—like schools, childcare, transit, stores that sell healthy and affordable food, libraries, and parks.

Why it is important: In some cases, the communities that would benefit most from services and amenities are also the farthest away or have the fewest transportation options to access them. How the region grows can impact where services and amenities develop and how equitably access is distributed.



Growth and development in Pueblo West improves access in those areas, but expansion of services and amenities in older parts of Pueblo is limited.



Growth and development in established neighborhoods increases the number of people that live near services and amenities.



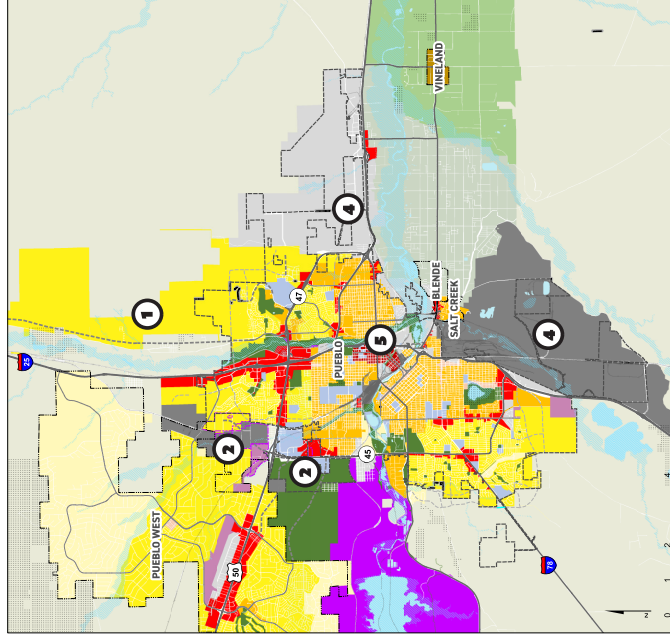
Highest concentration of density in core increases the number of people that live near services and amenities.



YOUR PLAN YOUR PUEBLO

GROWTH SCENARIOS CITY OF PUEBLO

Scenario A: Twin Cities/Outward Expansion



- Rural Neighborhoods (RN)
- Agricultural Mixed-Use (AG-MU)
- Suburban Neighborhoods (SN)
- Urban Neighborhoods (UN)

How will Pueblo grow?

Most new residential development is concentrated on the periphery of Pueblo as part of a significant expansion of the City limits to the north. Non-residential development (retail, commercial, offices, and industry) also occurs at community edges. Downtown Pueblo and core area neighborhoods see limited infill/redevelopment and reinvestment.

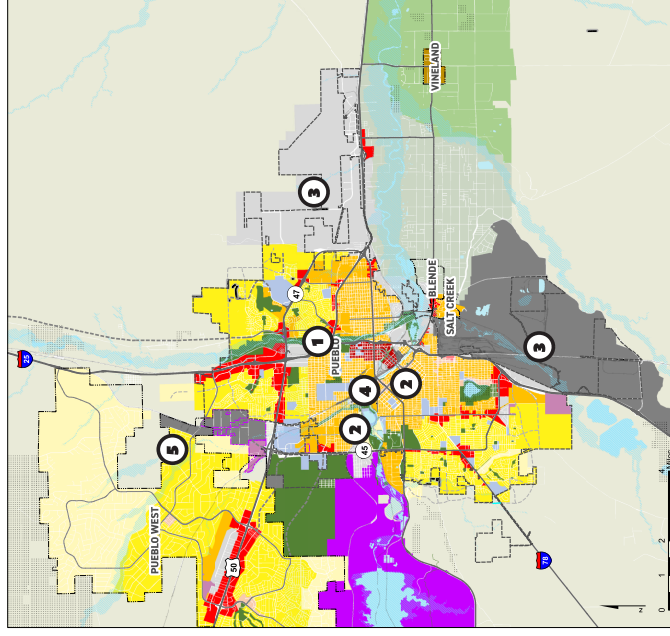
What would it take?

- Substantial investment in new infrastructure and services (roads, parks, fire station, etc.) needed to serve new greenfield development
- Flexible annexation policy
- Strong focus on balancing available City resources between newly developing areas and established areas

Where will we see the most change?

- Potential for substantial expansion of new suburban neighborhoods to the north
- Focus on buildout of a mix of residential and non-residential uses on the west side (north and south of Hwy 50)
- Planned employment areas continue to see incremental growth
- Greenfield areas at Pueblo's edges that are already planned for residential continue to develop
- Some infill/redevelopment and reinvestment continues in Downtown and core area

Scenario B: Central City Revitalization



- Rural Communities (RC)
- Neighborhood Mixed-Use (NMC)
- Mixed-Use Activity Center (MUAC)
- Institutional Mixed-Use (IMU)

How will Pueblo grow?

Growth is directed primarily toward Downtown and core neighborhoods. Residential development features a greater mix of housing types and complementary neighborhood retail, commercial, and office development. Some residential and non-residential growth continues at the City's edges (within city limits).

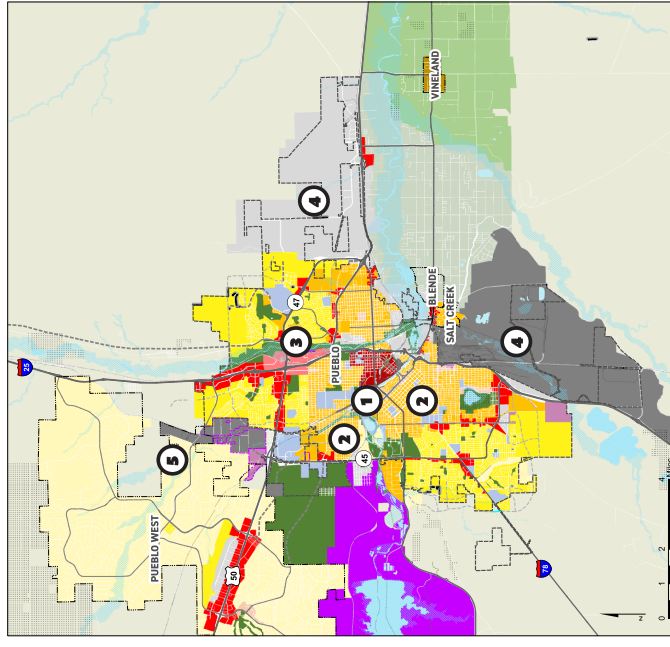
What would it take?

- Targeted investment in infrastructure and services to serve greenfield areas already planned for development
- Limits on future annexation
- Strong focus on reinvestment in Downtown and core areas
- Development standards to guide residential infill/redevelopment

Where will we see the most change?

- Underutilized commercial areas at Hwy 50/I-25 transition to a mix of light industry and multifamily residential
- Targeted infill/redevelopment expands housing options in core areas and on west side
- Planned employment areas continue to see incremental growth
- Emphasis on increasing higher density housing on underutilized sites adjacent to Downtown
- New employment node emerges along rail line

Scenario C: Regional Centers



- Employment (EMP)
- Light Industry (LI)
- Transportation-Dependent Industry (TDI)
- Rural Ranch (RR)

How will Pueblo grow?

Growth and reinvestment is directed to Downtown and core areas, while a second full-service community/regional center emerges at Hwy 50/I-25. The overall mix of housing and services in the City expands significantly. Some residential and non-residential growth continues at the City's edges (within city limits).

What would it take?

- Expanded focus on strategies to improve infrastructure and facilitate infill/redevelopment in Downtown and core area
- Coordinated effort to redevelop underutilized sites at Hwy 50/I-25 as a new mixed-use activity center
- Limits on future annexation
- Development standards to guide residential infill/redevelopment

Where will we see the most change?

- Redevelopment of underutilized sites west of Downtown expand core area footprint and mix of uses
- Targeted infill/redevelopment expands housing options and neighborhood services in core areas and on west side
- Redevelopment of commercial areas transition to a mix of commercial/retail, office, and higher-density residential
- Planned employment areas continue to see incremental growth
- New employment node emerges along rail line

Generally, which of the scenarios most closely aligns with your vision for the future of Pueblo County? Place a dot to let us know!

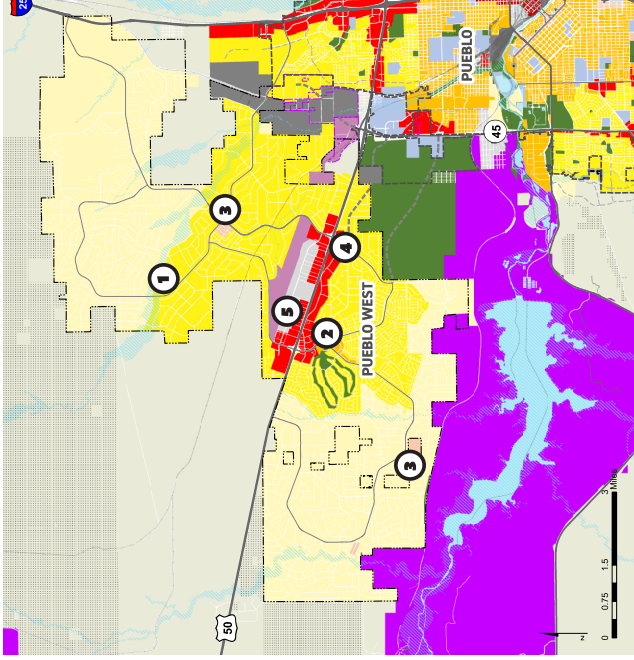


YOUR PLAN YOUR PUEBLO

GROWTH SCENARIOS

PUEBLO WEST

Scenario A: Twin Cities/Outward Expansion



- Rural Neighborhoods (RN)
- Agricultural Mixed-Use (AG-MU)
- Suburban Neighborhoods (SN)
- Urban Neighborhoods (UN)

How will Pueblo West grow?

Pueblo West captures an increasing share of attached single-family and multi-family residential development, which leads to demand for retail and commercial uses along Highway 50 and at neighborhood centers. Funding for services and infrastructure allow Pueblo West to provide a higher level of service—like a town or city.

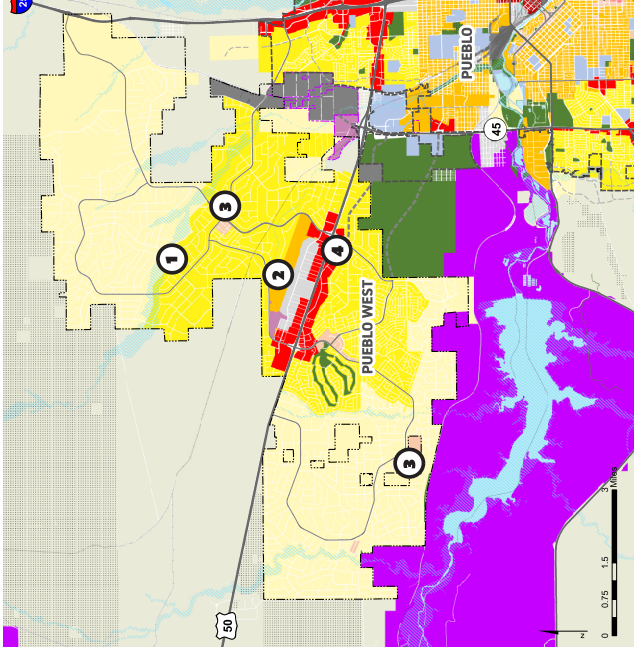
Where will we see the most change?

- 1 New residential growth is mix of rural (like today) and suburban
- 2 Multi-family and attached single-family development occurs near community centers
- 3 Small neighborhood mixed-use centers establish within neighborhoods

What would it take?

- Greater investment in infrastructure and services—at community centers and along Highway 50 corridor
- Possible expansion of transit service between City and Pueblo West
- Community support for higher density neighborhoods, more employment areas, and higher taxes to provide expanded services

Scenario B: Central City Revitalization



- Rural Communities (RC)
- Neighborhood Mixed-Use (NMU)
- Mixed-Use Activity Center (MUAC)
- Institutional Mixed-Use (IMU)

How will Pueblo West grow?

Pueblo West captures the bulk of the large-lot single-family housing market, and a larger mix of housing types, but less multi-family housing, retail, commercial, and office uses than the City of Pueblo.

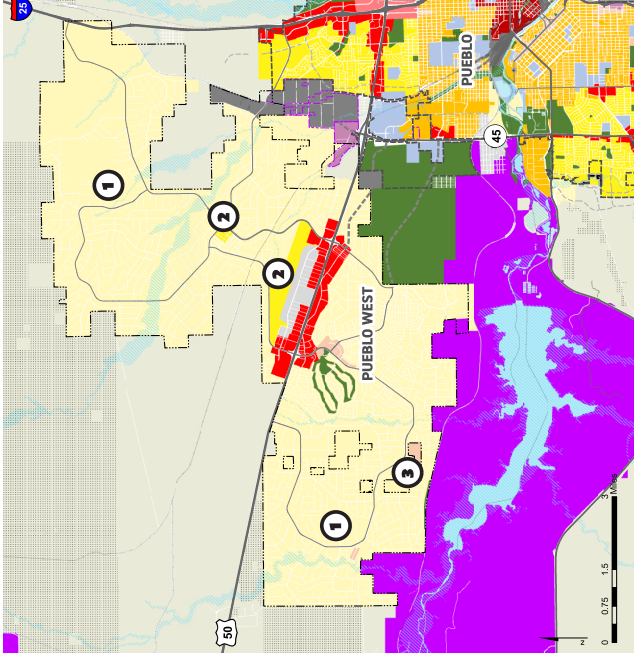
Where will we see the most change?

- 1 New residential growth is mix of rural (like today) and suburban
- 2 Multi-family and attached single-family development near community centers
- 3 Small neighborhood mixed-use centers establish within neighborhoods
- 4 Offices, retail, and service/hospitality development is focused along US 50 corridor

What would it take?

- Greater investment in infrastructure and services—at community centers and along Highway 50 corridor
- Neighborhood commercial centers help cover costs of better services
- Community support for higher density neighborhoods and higher taxes to provide expanded services

Scenario C: Regional Centers



- Employment (EMP)
- Light Industry (LI)
- Transportation-Dependent Industry (TDI)
- Rural Ranch (RR)

How will Pueblo West grow?

Pueblo West continues to increase share of large-lot single-family housing, with some housing diversification, but with less medium-density housing and no multi-family housing. Pueblo West has modest growth of office space but less retail and service/hospitality development.

Where will we see the most change?

- 1 Residential growth generally follows existing large-lot single-family character
- 2 Limited attached single-family development near services along US 50
- 3 Small neighborhood mixed-use centers serve surrounding residents

What would it take?

- Focusing growth in vacant areas within large-lot single-family neighborhoods (at a similar density)
- Road and trail networks expanded over time to serve new residential areas
- Continuation of existing level of service for roads, parks, and other services unless taxes raised

Generally, which of the scenarios most closely aligns with your vision for the future of Pueblo County? Place a dot to let us know!

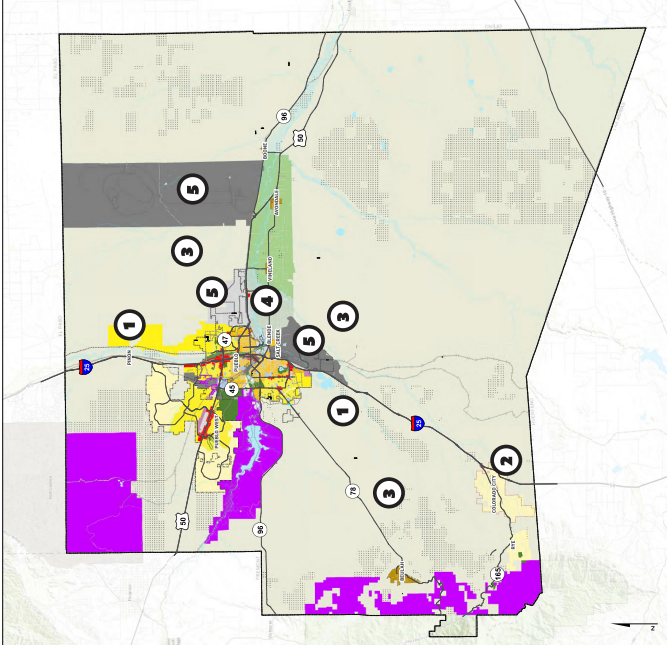


YOUR PLAN YOUR PUEBLO

GROWTH SCENARIOS

PUEBLO COUNTY

Scenario A: Twin Cities/Outward Expansion



- Rural Neighborhoods (RN)
- Agricultural Mixed-Use (AG-MU)
- Suburban Neighborhoods (SN)
- Urban Neighborhoods (UN)

How will Pueblo County grow?

Some rural development activity continues (rural subdivisions, industrial, and limited commercial activity). City limits on annexation could result in more development and new metropolitan district (like Pueblo West) in the County. Lot splits, residential development, and incompatible development continue to diminish the viability of prime agricultural lands east of the City.

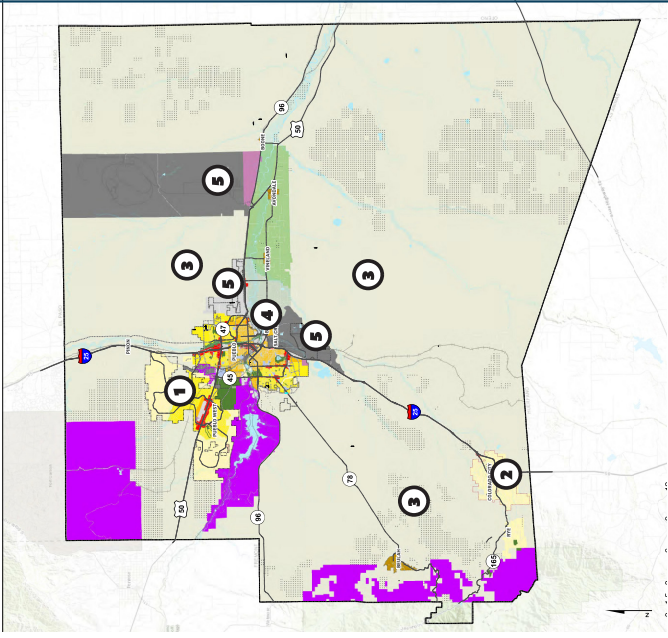
What would it take?

- Continuation of current zoning regulations
- Willingness on the part of the County, and community to accept "urban" development outside City or established metro districts

Where will we see the most change?

- Potential for a new metro district (similar to Pueblo West) in response to demand from Colorado Springs
- Slow residential growth continues in Colorado City with some new commercial development along I-25
- Land-based industrial development (e.g. hemp/cannabis and solar) grow with few compatibility limitations
- Subdivisions, lot splits, and incompatible uses reduce the viability of prime agricultural and ranch lands
- Planned employment areas continue to see incremental growth

Scenario B: Central City Revitalization



- Rural Communities (RC)
- Neighborhood Mixed-Use (NMU)
- Mixed-Use Activity Center (MUAC)
- Institutional Mixed-Use (IMU)

How will Pueblo County grow?

Some rural development activity continues (rural subdivisions, industrial, and limited commercial activity). Fragmentation of prime agricultural land and ranch lands is mitigated by stronger policies and regulations. Slow growth continues in outlying communities.

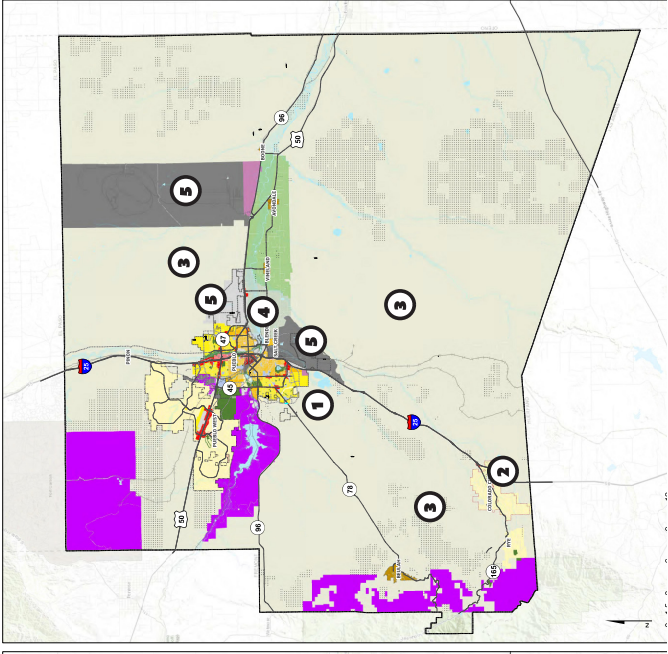
What would it take?

- Stronger policies and regulations regarding clustering of rural subdivisions, land use compatibility, and conversion of prime agricultural land
- Firm stance on the part of the County and community to not accept "urban" development outside City or established metro districts

Where will we see the most change?

- Some new rural subdivisions are platted based on water availability and minimum lot size
- Slow residential growth continues in Colorado City with some new commercial development along I-25
- New industrial uses (e.g. solar and hemp/MMJ) are guided by location and compatibility criteria to minimize impacts on adjacent uses
- Incentives discourage residential lot splits on St. Charles Mesa to limit loss of prime agricultural land
- Planned employment areas continue to see incremental growth

Scenario C: Regional Centers



- Employment (EMP)
- Light Industry (LI)
- Transportation-Dependent Industry (TDI)
- Rural Ranch (RR)

How will Pueblo County grow?

Some rural development activity continues (rural subdivisions, industrial, and limited commercial activity). Fragmentation of prime agricultural land and ranch lands is mitigated by stronger policies and regulations and an expanded focus on conservation strategies. Slow growth continues in outlying communities.

What would it take?

- Stronger policies and regulations regarding clustering of rural subdivisions, land use compatibility, and conversion of prime agricultural land
- Firm stance on the part of the County and community to not accept "urban" development outside City or established metro districts
- Dedication of County resources and leadership to pursue a variety of agricultural preservation strategies

Where will we see the most change?

- Some new rural subdivisions are platted based on water availability and minimum lot size
- Slow residential growth continues in Colorado City with some new commercial development along I-25
- New industrial uses (e.g. solar and hemp/MMJ) are guided by location and compatibility criteria to minimize impacts on adjacent uses
- Incentives discourage residential lot splits on St. Charles Mesa to limit loss of prime agricultural land; emphasis on agritourism opportunities
- Planned employment areas continue to see incremental growth

Generally, which of the scenarios most closely aligns with your vision for the future of Pueblo County? Place a dot to let us know!