REQUEST FOR PROPOSALS

Public Notice is hereby given that the Pueblo Urban Renewal Authority (the "Authority") is seeking proposals from financially and legally qualified hotel developers and development teams to acquire, lease, or otherwise obtain development rights to Lots 1 and 2, Memorial Heights, parcels 05-364-22-006 and 05-364-22-007, City of Pueblo, County of Pueblo, State of Colorado, a surface parking property located at the corner of Alan Hamel Avenue and Central Main Street in downtown Pueblo (the "Property"), and to plan, finance, design, construct, own, and operate on the Property a new hotel that supports downtown, the Riverwalk, the Convention Center, and tourism, business, and event activity. Proposals must (1) identify the development team, including the lead developer, ownership entity, hotel operator, brand or franchise partner, architect, contractor, and financing partners, and describe comparable hotel developments completed or underway within the last ten years, (2) describe the proposed hotel concept, including brand or market position, estimated room count, and amenities, (3) include a conceptual site plan and design concept addressing parking, access, loading, pedestrian connections, and the relationship to downtown and the Riverwalk, (4) include a development budget and financing plan, together with evidence of financial capacity, (5) describe the proposed transaction structure, (6) contain a development schedule with dates for commencement and completion of construction and for opening, and (7) describe the proposed operating approach and public benefits. Proposals will be evaluated on developer experience and team qualifications, hotel concept and design quality, financial capacity and feasibility, schedule and readiness, the proposed transaction structure and reasonableness of requested public participation, and public benefits and long-term operations. Information can be found on puebloura.org. Proposals must be submitted electronically in PDF format to, Shawn Carlson, Special Programs Manager, Pueblo Urban Renewal Authority, 115 E. Riverwalk, Suite 410, Pueblo, Colorado 81003, telephone (719) 542-2577, email scarlson@puebloura.org. Responsive proposals must be submitted on or before 5:00 p.m., Mountain Time, January 11, 2027. Selection does not guarantee conveyance, lease, financial assistance, or development rights. The Authority reserves the right to (a) reject any and all proposals in whole or in part; (b) waive any and all irregularities in proposals; and (c) commence negotiations with any or all parties who have or may submit proposals before the expiration of the time for submission of proposals.

First Publication: November 1, 2026

Second Publication: November 8, 2026



Conceptual rendering for illustration only; not a proposed design

REQUEST FOR PROPOSALS · HOTEL DEVELOPMENT

A New Hotel for Downtown Pueblo

Surface parking property at the corner of Alan Hamel Avenue and Central Main Street

Site: 0.9464 acre (approximately 1 acre)

Plan · Build · Operate

Acquire, lease or otherwise obtain development rights

Proposals due

Jan. 11, 2027 · 5:00 PM MT

THE OPPORTUNITY

The Pueblo Urban Renewal Authority is seeking financially and legally qualified hotel developers and development teams to plan, finance, design, construct, own and operate a new hotel on a downtown surface parking property of approximately 1 acre (0.9464 acre). The hotel should support downtown, the Riverwalk, the Convention Center, and tourism, business and event activity.

Legal description: Lots 1 and 2, Memorial Heights, City of Pueblo, County of Pueblo, Colorado (Parcel Nos. 05-364-22-006 and 05-364-22-007; formerly Parcel Nos. 05-364-22-004, 05-361-46-010, 05-361-46-011, 05-361-47-011 and 05-361-47-012).

WHO SHOULD RESPOND

Development teams that can bring together:

- Lead developer
- Ownership entity
- Hotel operator
- Brand or franchise partner
- Architect
- Contractor
- Financing partners

Include comparable hotel developments completed or underway within the last ten years.

HOW TO SUBMIT

Email one PDF to **scarlson@puebloura.org** by **5:00 PM MT, Monday, Jan. 11, 2027**.
Requirements are on page 2.



Rooftop amenity concept



Restaurant and bar concept

Conceptual renderings for illustration only; not proposed designs.

WHAT TO SUBMIT

1. **Development team** and comparable hotel projects from the last ten years
2. **Hotel concept**: brand or market position, estimated room count and amenities
3. **Conceptual site plan and design** addressing parking, access, loading, pedestrian connections, and the relationship to downtown and the Riverwalk
4. **Development budget and financing plan**, with evidence of financial capacity
5. **Proposed transaction structure**
6. **Development schedule** with dates for construction start, completion and opening
7. **Operating approach and public benefits**

HOW PROPOSALS ARE EVALUATED

- Developer experience and team qualifications
- Hotel concept and design quality
- Financial capacity and feasibility
- Schedule and readiness
- Transaction structure and reasonableness of requested public participation
- Public benefits and long-term operations

Selection does not guarantee conveyance, lease, financial assistance or development rights. More information is available at puebloura.org.

SUBMIT & ASK QUESTIONS

Shawn Carlson, Special Programs Manager
Pueblo Urban Renewal Authority
115 E. Riverwalk, Suite 410, Pueblo, CO 81003
scarlson@puebloura.org · (719) 542-2577

KEY DATES

First publication **Nov. 1, 2026**
Second publication **Nov. 8, 2026**
Proposals due **Jan. 11, 2027, 5:00 PM MT**

Renderings are conceptual and for illustration only. PURA reserves the right to reject any or all proposals in whole or in part, waive irregularities, and negotiate with any or all proposers before the submission deadline.