

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



September 19, 2020

Karen Berry
State Geologist

Katelynn Wintz
Planning and Community Development
City of Colorado Springs
30 S. Nevada Ave, Suite 701
Colorado Springs, CO 80901

Location:
NE SE of Section 22,
T13S, R67W of the 6th PM
38.9007°, -104.8726°

**Subject: 2424 W. Garden of the Gods Rd. Concept Plan,
City of Colorado Springs, El Paso County, CO;
City File No. CPC CP 20-00128; CGS Unique No. EP-20-0024**

Dear Katelynn:

As requested, we have reviewed the resubmittal. Documents received included: Request for review (City of Colorado Springs, 8.31.20), Application (8.24.20), Drainage Plan (Terra Nova, 7.27.20), and Concept Plan (NES, 7.20.20). We understand that the applicant is requesting a zone change from Planned Industrial Park (PIP1), Planned Unit Development (PUD), and Agricultural (A) to Office Complex with Hillside Overlay (OC/HS) for 93.45 acres. An amendment to the active Master Plan would be required allowing for Office/Industrial/Commercial/Residential for the 125-acre parcel. The Concept Plan includes open space for the steep ground in the western portion of the parcel and potential future development on the parcels adjacent to 30th street. We offer the following comments and recommendations.

CGS has no objection to the proposed zone change or concept plan.

As stated in the concept plan general notes: “3. A Geologic Hazard Report Is Required With Future Development Plans”. The site includes several mapped geologic conditions and associated geologic hazards including:

- Fan deposits with associated hazards that can include, collapsible soil, mudflows, hyperconcentrated-flow, sheetwash and small landslides;
- Artificial fill; and,
- Pierre Shale. This formation is known for its many hazards and constraints. In this location the bedrock is not horizontal but steeply dipping to the east. This forms a unique and significant hazard from differential heave of the expansive layers within the bedrock. Mitigation can include everexcavation and replacement with structural fill to protect foundation elements and other portions of structures, pavements and improvements. Engineering solutions for steeply dipping expansive bedrock, as this hazard is known, are well established within Colorado Springs.

These hazards and any other geologic hazards impacting or potentially impacting this property (such as rockfall) will need to be mapped and addressed in the geologic hazard report required for future submittals for this project.

Thank you for the opportunity to comment on this project. If you have questions or require further review, please email jlovekin@mines.edu.

Sincerely,

A handwritten signature in blue ink that reads "Jonathan R. Lovekin".

Jonathan R. Lovekin, P.G.
Senior Engineering Geologist