

# COLORADO GEOLOGICAL SURVEY

1801 19<sup>th</sup> Street  
Golden, Colorado 80401



Karen Berry  
State Geologist

November 6, 2018

Katie Carleo  
Land Use Review Division  
Colorado Springs Planning & Comm Dev  
30 S. Nevada Ave., Suite 105  
Colorado Springs, CO 80901

**Location:**  
S½ Section 1 and N½ Section 12,  
T12S, R67W of the 6<sup>th</sup> PM  
39.0245, -104.8399

**Subject: USAFA True North Commons PUD Zone Change (CPC PUZ 18-00137)**  
**True North Commons Master Plan (CPC MP 18-00138)**  
**USAFA Annexation Filing No. 1 (CPC A 18-00124)**  
**USAFA Annexation Filing No. 2 (CPC A 18-00125)**  
**City of Colorado Springs, El Paso County, CO; CGS Unique No. EP-19-0055**

Dear Ms. Carleo:

Colorado Geological Survey has reviewed the USAFA True North Commons PUD zone change, master plan and annexation referrals for office, retail, commercial, hotel and visitor center uses on 57.8 acres of an overall 183.13-acre property located on the west side of I-25, north and south of Northgate Blvd. The available referral documents include a Geological Hazards Study, Proposed USAFA EUL Development, Northgate Boulevard West of I-25 (H-P Kumar, August 31, 2018).

CGS agrees with H-P Kumar that the site does not contain, nor is it exposed to, geologic hazards that would preclude the proposed annexation and development. The subject property appears to be set back an adequate distance from steep slopes associated with Monument Creek.

Provided H-P Kumar's grading recommendations are adhered to, and subsurface investigations consisting of drilling, sampling, lab testing, and analysis are conducted for use in site-specific design of subgrade preparation, foundations and floor systems, slope stabilization, seepage and erosion control, etc., CGS has no objection to approval of the USAFA True North Commons master plan, PUD zoning, and annexations as proposed.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson".

Jill Carlson, C.E.G.  
Engineering Geologist