



DEPARTMENT OF THE AIR FORCE
UNITED STATES SPACE FORCE
SPACE BASE DELTA 1



June 8, 2026

Douglas S. Kelley, Lt Col, USAF
Commander
21st Civil Engineer Squadron
580 Goodfellow St.
Peterson SFB, CO 80914

Kerri Schott
City of Colorado Springs
Land Use Review
30 S. Nevada Ave.
Colorado Springs, CO 80903

Dear Ms. Schott,

Thank you for notifying Peterson Space Force Base (SFB) of the resubmittal of Liberty Logistics Conditional Use (CUDP-26-0002). We appreciate the opportunity to review the proposal and provide comments for consideration.

The proposed development is partially located within the Clear Zone (CZ) and Accident Potential Zone I (APZ I), as identified in Department of Defense Instruction (DoDI) 4165.57, Air Installations Compatible Use Zones (AICUZ). These zones promote compatible land use, protect public safety, and support continued military aviation operations.

We understand that, under the City of Colorado Springs Overlay District, warehousing and outdoor storage may be permitted within the city's Runway Protection Zone. We appreciate the clarification in the revised submittal that the facility involves zero permanent residency and that the office space is defined as ancillary support. While these factors help mitigate certain risks, compatibility concerns remain due to the project's specific location.

In particular, the placement of permanent, non-frangible structures and possible personnel exposure within the AICUZ CZ, consistent with DoDI 4165.57 guidance. A potential concern is the risk associated with aircraft operations, including the potential for an engine failure or other aircraft emergency during takeoff. A relevant example of this risk is a general aviation aircraft that conducted an emergency landing within the proposed development area approximately seven to eight years ago, highlighting the practical significance of these safety zones.

Additionally, the project site is located within the Federal Aviation Administration (FAA)-designated five-mile wildlife hazard review area for the Colorado Springs Airport and near

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active approach and departure corridors for Runway 17R/35L and other frequently used airspace. Due to this location, there remains concern regarding the potential introduction of hazardous wildlife attractants within active airspace.

FAA Advisory Circular 150-5200-33C, *Hazardous Wildlife Attractants on or near Airports*, discourages land uses within five miles of an airport that may increase wildlife hazards to aircraft. In accordance with this advisement, planning within this area should prioritize aviation safety and minimize wildlife attractants to reduce risks to aircraft operations.

If you have any questions, please contact our Community Planner, Ms. Beth Dukes, at (719) 556-1708 and/or elizabeth.dukes.4@spaceforce.mil.

Sincerely,

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DOUGLAS S. KELLEY, Lt Col, USAF
Commander