COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401
303.384.2655

Matthew L. Morgan
State Geologist

December 27, 2023

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

Location:
NW ¼ NE ¼ NE ¼ Section 27,
T13S, R67W of the 6th PM
38.8961°, -104.8725°

Subject: Arrowswest Apartments - Conditional Use Development Plan;
City of Colorado Springs, El Paso County, CO;
City File Nos. CUDP-23-0005 (7327101007): CGS Unique No. EP-22-0086_7

William,

The Colorado Geological Survey (CGS) has reviewed the resubmittal as requested (city email, December 5, 2023). We understand the project consists of a multi-family apartment complex on 9.469 acres. Documents for this resubmittal include a Geologic Hazard Letter (CTL Thompson, Project No. CS19280-120, October 13, 2023) and a Conditional Use Development Plan (YOW Architects, Jobe No. 20.028, dated October 26, 2021) that contains an Enlarged Site Grading Plan, (JPS Engineering, Modified October 30, 2023). CGS previously reviewed this project on April 7, 2022, February 15, 2023, April 18, 2023, May 3, 2023, July 11, 2023, and September 19, 2023. We offer the following observations and recommendations.

The geologic hazard letter and updated site grading plan have addressed our previous concerns about the planned grading.

Geologic Hazard Disclosure Statement: CGS has previously commented that Note 13 on the Development Plan should be expanded to include “Potentially Unstable Slopes” as a geologic hazard identified at the site. Concerning the potentially unstable slopes, the note reads “2:1 grading cut-slopes," which are not a geologic hazard per se. The slopes are potentially unstable, and the cut slopes have been graded into this potentially unstable slope. The purpose of the Geologic Hazard Disclosure Statement is to inform current and future owners of the natural geologic hazards at the site. Before approval of the Conditional Use Site Plan, potentially unstable slopes should be added to Note 13.

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

Sincerely,

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