



Appendix A

Record of Agency Consultation

Tribal Consult Letters

Letters dated 7/26/2018 were sent to the following tribes:

Tribe	Contact
Apache Tribe of OK	Chairman & THPO Bobby Komardly
Apache Tribe of OK	Culture Program Coordinator Crystal Lightfoot
Assiniboine & Sioux Tribes of the Fort Peck Indian Reservation	Chairman Floyd Azure
Assiniboine & Sioux Tribes of the Fort Peck Indian Reservation	THPO Darrell Youpee
Cheyenne & Arapho Tribes of OK	Govenor Eddie Hamilton
Cheyenne & Arapho Tribes of OK	THPO Virginia Richey
Cheyenne & Arapho Tribes of OK	THPO Director Max Bear
Cheyenne River Sioux Tribe	Chairman Harold C. Frazier
Cheyenne River Sioux Tribe	THPO Steve Vance
Cheyenne River Sioux Tribe	Tribal Archivist Donovan Sprague
Cheyenne River Sioux Tribe	EPD Director David D. Nelson
Cheyenne Tribe	Cultural Heritage Director Karen Little Coyote
Cheyenne Tribe	Joe Big Medicine
Comanche Nation of Oklahoma	Chairman William Nelson
Comanche Nation of Oklahoma	THPO Martina M. Callahan
Comanche Nation of Oklahoma	Theodore Villicana
Comanche Nation of Oklahoma	NAGPRA Director Margaret Murrow
Crow Creek Sioux Tribe	Chairman Brandon Sazue
Crow Creek Sioux Tribe	THPO Bonnie McGhee
Crow Nation	Chairman Alvin Not Afraid
Crow Nation	THPO William Big Day
Eastern Shoshone Tribe of Wind River Reservation	Chairman Clinton Wagon
Eastern Shoshone Tribe of Wind River Reservation	THPO Wilford Ferris III
Eastern Shoshone Tribe of Wind River Reservation	Co-Chairman Vernon Hill
Flandreau Santee Sioux Tribe of South Dakota	President Anthony Reider
Flandreau Santee Sioux Tribe of South Dakota	THPO Garrie Kills A Hundred
Fort Belknap Indian Community	President Mark Azure
Fort Belknap Indian Community	THPO Michael J. Black Wolf
Fort Sill Apache Tribe	Chairman Jeff Haozous
Fort Sill Apache Tribe	Tribal Historian Leland Darrow
Jicarilla Apache Tribe	President Wainwright Velarde
Jicarilla Apache Tribe	THPO Jeffrey Blythe
Kiowa Tribe of Oklahoma	Chairman Matthew Komalty
Kiowa Tribe of Oklahoma	Asst Acting THPO Ivy Smith
Kiowa Tribe of Oklahoma	Acting THPO/NAGPRA Contact Kellie J. Poolaw
Lower Brule Sioux Tribe of the Lower Brule Reservation	Chairman Boyd Gourneau
Lower Brule Sioux Tribe of the Lower Brule Reservation	THPO Clair Green
Mescalero Apache Tribe	President Danny Breuninger
Mescalero Apache Tribe	THPO Holly Houghten
Navajo Nation	President Russel Begay
Navajo Nation	THPO Richard Begay
Navajo Nation	Navajo Cultural Specialist Timothy Begay

Tribal Consult Letters

Letters dated 7/26/2018 were sent to the following tribes:

Tribe	Contact
Northern Arapaho Tribe	Chairperson Roy Brown
Northern Arapaho Tribe	THPO Director Yufna Soldier Wolf
Northern Arapaho Tribe	THPO Director's Assistant Diamond Baca
Northern Cheyenne Tribe	President Lawrence Jace Killsback
Northern Cheyenne Tribe	THPO Teanna Limpy
Oglala Sioux Tribe	THPO Trina Lone Hill
Oglala Sioux Tribe	President Troy Scott Weston
Pawnee Nation of Oklahoma	President W. Bruce Pratt
Pawnee Nation of Oklahoma	THPO Director John Michael Knife Chief
Pueblo de Cochiti	Governor Eugene Herrera
Pueblo de Cochiti	NAGPRA Representative Jay Pecos
Pueblo of Picuris	Governor Craig Quanchello
Pueblo of Picuris	NAGPRA Representative Jeff Atencio
Pueblo of San Ildefonso	Governor James R. Mountain
Pueblo of San Ildefonso	NAGPRA Contact Timothy Martinez
Pueblo of Santa Ana	Governor Lawrence Montoya
Pueblo of Santa Ana	Tribal Historic Preservation Officer Phil Shelley
Pueblo of Santa Clara	Governor J. Michael Chavarria
Pueblo of Santa Clara	THPO Ben Chavarria
Pueblo of Zuni	Governor Val Panteah, Sr.
Pueblo of Zuni	Acting Director, Historic Preservation Kurt Dongoske
Rosebud Sioux Tribe	President William Kindle
Rosebud Sioux Tribe	THPO Russell Eagle Bear
Santee Sioux Nation	Chairman Roger Trudell
Santee Sioux Nation	THPO Director Duane Whipple
Southern Ute Indian Tribe	NAGPRA Coordinator Alden Naranjo
Southern Ute Indian Tribe	NAGPRA Coordinator Cassandra Naranjo
Southern Ute Indian Tribe	Chairperson Clement Frost
Spirit Lake Nation	Chairperson Myra Pearson
Spirit Lake Nation	Vice Chair Douglass Yankton
Spirit Lake Nation	THPO Dr. Erich Longie
Standing Rock Sioux Tribe	Chairman Dave Archambault II
Standing Rock Sioux Tribe	Tribal Archaeologist Kelly Morgan
Standing Rock Sioux Tribe	THPO John Eagle
Taos Pueblo	Governor Ruben Romero
Taos Pueblo	War Chief (Historic Preservation) Curtis Sandoval
Taos Pueblo	Tribal Realty Officer Reva Suazo
Three Affiliated Tribes of the Mandan, Hidatsa and Arikara Nation	Chairman Mark Fox
Three Affiliated Tribes of the Mandan, Hidatsa and Arikara Nation	THPO Elgin Crows Breast
Three Affiliated Tribes of the Mandan, Hidatsa and Arikara Nation	Compliance Officer Pete Coffey
Upper Sioux Indian Community	Chairman Kevin Jensvold
Upper Sioux Indian Community	Vice Chairman Marisa Anywaush
Upper Sioux Indian Community	THPO Samantha Odegard

Tribal Consult Letters

Letters dated 7/26/2018 were sent to the following tribes:

Tribe	Contact
Ute Indian Tribe of the Uintah & Ouray Reservation	Chairman Shaun Champoose
Ute Indian Tribe of the Uintah & Ouray Reservation	Cultural Rights & Protection Director Betsy Champoose
Ute Mountain Ute Tribe	Chairperson Harold Cuthair
Ute Mountain Ute Tribe	THPO Terry Knight
Ute Mountain Ute Tribe	Tribal Archaeologist Nikki Shurack
Wichita & Affiliated Tribes	President Terri Parton
Wichita & Affiliated Tribes	NAGPRA Representative Gary McAdams
Yankton Sioux Tribe	Chairman Robert Flying Hawk
Yankton Sioux Tribe	THPO Kip Spotted Eagle



DEPARTMENT OF THE AIR FORCE
10TH CIVIL ENGINEER SQUADRON
USAF ACADEMY COLORADO

JUL 26 2018

Lieutenant Colonel Eric E. Rollman
Commander
10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
USAF Academy CO 80840-2400

NAGPRA Representative Gary McAdams
PO Box 729
Anadarko OK 73005

Dear NAGPRA Representative McAdams

In accordance with Executive Order 13175, Consultation with Tribal Governments, and Section 106 of the National Historic Preservation Act (NHPA), the United States Air Force Academy (USAFA) is pleased to initiate government-to-government consultation with the Wichita and Affiliated Tribes regarding a proposed undertaking to construct a 57-acre Gateway Visitor Center Complex located on USAFA lands proximate to the northeastern boundary of the National Register (NR)-eligible USAFA Historic District (5EP.595). USAFA initiated consultation with the Colorado State Historic Preservation Office and Advisory Council on Historic Preservation regarding the proposed undertaking on July 13, 2018.

The United States Air Force (Air Force) recently entered into an Enhanced Use Lease (EUL) agreement with Blue and Silver Development Partners, LLC (Blue and Silver) to construct and operate a Gateway Visitor Center Complex on the 57-acre parcel, divided into two distinct districts: "District One" located north of North Gate Boulevard; and, "District Two", located south of North Gate Boulevard. The Air Force is actively negotiating ground leases for each district with Blue and Silver. The ground lease duration for District One is 50 years. The ground lease duration for District Two is 75-99 years.

The proposed project's development plan creates two districts with five distinct parcels bisected by North Gate Boulevard. District One, anchored by the proposed Visitor Center, is located north of North Gate Boulevard. The Center will feature a Pikes Peak Region tourist information center, exhibit space and a gift shop selling USAFA merchandise. Proposed site amenities include a "Polaris Outdoor Plaza", a 275-space parking lot to accommodate visitors, and parking for ten tour buses.

District Two, located on the south half of the site features market driven uses. Two hotels are envisioned on the east side and an office complex on the west side of District Two. Facility architecture in these parcels will recall Skidmore, Owings and Merrill's mid-century modern design of the Cadet Area with an emphasis on horizontal lines. Natural site features, landscape

and topography penetrate in between and around the buildings to create a softer edge, providing flexibility for a variety of different market driven building footprints and sizes.

Plaza spaces will surround the Visitor Center and hotels. Formal landscape treatment within each parcel will create an abrupt transition to the natural landscape of the surrounding site; emphasizing the transition between the man-made and the natural environments encountered installation-wide.

The Area of Potential Effects (APE) for the proposed undertaking consists of viewsheds and view corridors, to include: off-base views along Interstate 25 and the surrounding community to the Cadet Area; and on-base views along North Gate Boulevard west to the Cadet Area and east toward the North Gate entrance. Long term APE impacts are not known at this time due to the conceptual nature of the end state of the Gateway Visitor Center Complex. The Attachment provides background information and project details.

Our review of previously conducted archaeological surveys (Arbogast et al. 1996; Horn 1989; Mueller & Stone 2016; Reed 1985, Tucker et al. 2018) and the Colorado Office of Archaeology and Historic Preservation COMPASS Cultural Resource Database, indicates historic and prehistoric cultural resources may be present on the 57-acre parcel: isolates and potential sites were recorded. The town site of Husted is located south of the parcel. Linear segments of the NR-eligible AT&SF Railroad grade embankment and trestle remnants could potentially be impacted by construction activities associated with the Visitor Center.

A current Cultural Resources Survey is being completed for the 57-acre parcel. Existing Cultural Resource Inventory forms will be updated; new forms will be generated as required.

Under 36 CFR Part 800, the responsible Federal Agency first determines whether the proposed federal action is an undertaking as defined in §800.16(y) and, if so, whether it is a type of activity that has the potential to cause effects on historic properties. As defined under §800.16, an effect means alteration to the characteristics of a historic property qualifying it for inclusion in or eligibility for the National Register of Historic Places.

The proposed undertaking to construct a Gateway Visitor Center Complex at USAFA's North Gate entrance has the potential to alter the characteristics of the NR-eligible USAFA Historic District (5EP.595) in a manner that could diminish the integrity of the property's physical features within the property's setting that contribute to its historic significance. In accordance with 36 CFR § 800.5(a), USAFA proposes a finding of "adverse effect" for proposed construction of a Gateway Visitor Center Complex within the boundary of the NR-eligible USAFA Historic District (5EP.595).

To mitigate the adverse effects of this undertaking, we will recommend completion of a permanent display and/or educational handouts embracing the "pre-development history" of USAFA lands. Potential topics may include: American Indian occupation; infrastructure development (i.e., railroad, road network and water), and 20th Century farming/ranching activities. To this end, we will seek input from and approval of the information proposed for inclusion in the display and handouts from tribes choosing to participate in this consultation.

Please review the project description presented in the Attachment, and identify issues or areas of concern you might have with the proposed undertaking.

We request your feedback within 45 days from the receipt of this letter to ensure your comments are taken into consideration.

If you have questions or require additional information, please contact Ms. Vicki Williams by email to victoria.williams@us.af.mil, or by phone at (719) 333-7341. Written correspondence may be mailed to the attention of Ms. Williams at 10 CES/CENP, 8120 Edgerton Drive, Suite 40, USAF Academy CO 80840.

We value your input and thank you in advance for your assistance in this effort.

Sincerely



ERIC E. ROLLMAN, Lt Col, USAF

Attachment:
Project Description

Attachment

Project Description

Construct Gateway Visitor Center Complex United States Air Force Academy (USAFA)

The United States Air Force (Air Force) entered into an Enhanced Use Lease (EUL) agreement with Blue and Silver Development Partners, LLC (Blue and Silver) for construction and operation of a 57-acre Gateway Visitor Center Complex on United States Air Force Academy (USAFA) property. The 57-acre parcel is divided into two distinct districts: “District One” located north of North Gate Boulevard; and, “District Two”, located south of North Gate Boulevard. The Air Force is actively negotiating ground leases for each district with Blue and Silver. The ground lease duration for District One is 50 years. The ground lease duration for District Two is 75-99 years.

The proposed 57-acre undertaking is located proximate to the northeastern boundary of the National Register (NR)-eligible USAFA Historic District (5EP.595). The Cadet Area National Historic Landmark (NHL) District (5EP.4680) is located approximately two and one-half miles due west of the parcel. Exhibit 1 illustrates the location of the proposed undertaking.

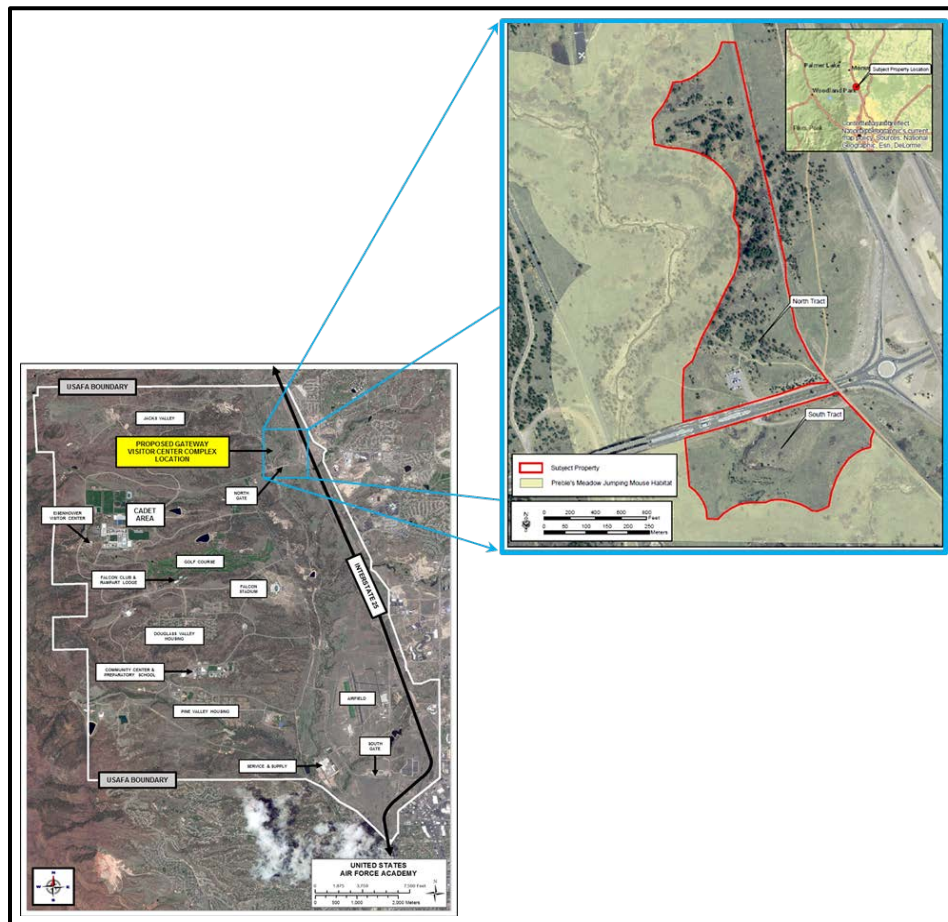


Exhibit 1: Aerial view of USAFA, highlighting the proposed 57-acre EUL parcel in red.

Background Information

On July 8, 2013, the City of Colorado Springs (COS) began pursuing procurement of supplemental funding with the Regional Tourism Act of the Colorado Office of Economic Development and International Trade. The Regional Tourism Act promotes diversification of the state’s economic base by providing a financing mechanism for attracting, constructing and operating large-scale regional tourism projects, which include tourism or entertainment facilities to attract significant investment and revenue from outside the state. The application, named “City for Champions,” highlighted four venues to diversify the economic impact of state and regional visitor attractions.

The public-private partnership between Blue and Silver; the City of Colorado Springs (COS); and Air Force for the proposed Gateway Visitor Center Complex, is part of COS’ “City for Champions” initiative to construct four venues to attract tourists to the Pikes Peak region. The initiative will be funded, in part, by \$120.5 million in sales tax money provided over 30 years under Colorado's Regional Tourism Act. The developer, Blue and Silver, will receive approximately \$13 million for the Gateway Visitor Center Complex venue.

The location of the proposed undertaking is a 57-acre parcel that was undeveloped ranchland prior to Air Force acquisition of the property in the 1950s for establishment of the USAFA. Exhibit 2 documents “pre-acquisition” site conditions prior to Air Force acquisition of the property in 1954.



Exhibit 2: June 1954 aerial photograph depicting general terrain features.

The 1955 Skidmore, Owings and Merrill (SOM) USAFA Master Plan established the road network for the installation. USAFA is accessed through two main gates: the North Gate and South Gate. The plan stipulated the North Gate be developed and preserved as the main entrance to USAFA. The road network was then organized into two functional categories: a primary perimeter road system for accessing the major components of USAFA; and a secondary road system internal to each area. The perimeter road network was intended to allow the public to tour USAFA without intruding into military family housing and mission support areas.

Exhibit 3 presents a 1955 illustration of the proposed USAFA site plan drawn by Progressive Architecture’s drafting editor, E.A. Bennett, published in the June 1955 edition of Progressive Architecture; and, the 1956 SOM Master Plan graphic identifying revised land use locations.

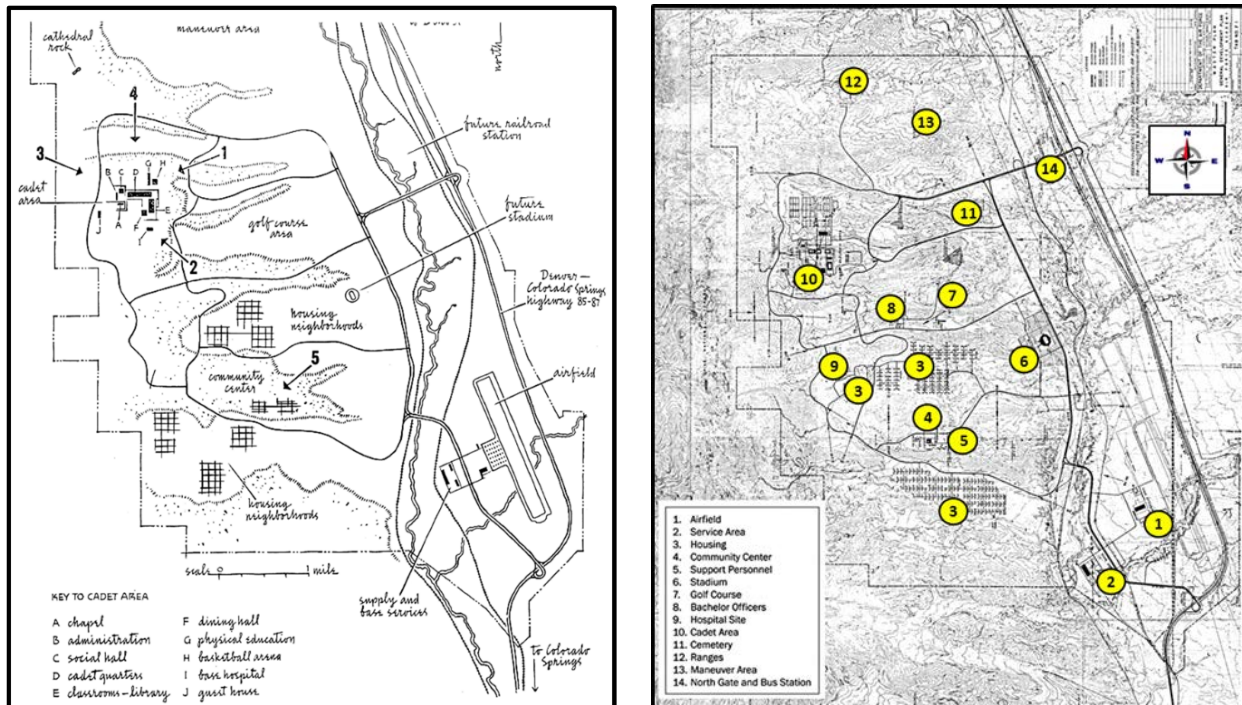


Exhibit 3: (Left) E.A. Bennett’s June 1955 illustration of the proposed USAFA site plan. (Right) SOM’s 1956 revised Master Plan.

The 1955 Master Plan terminated the North Gate entrance road at the east end of the golf course. In 1956, the road network was revised: the highway interchange and gate entrance was moved north and east to intersect the main perimeter loop. Both plans identified sites for a bus station, information center and railroad station: in 1955, located near Stadium Boulevard; and in 1956, closer to Highway 85/87 (Exhibit 4).



Exhibit 4: (Left) Plan view of the 1955 North Gate entrance terminating at the golf course. (Right) 1956 Master Plan location of North Gate entrance.

Exhibit 5 illustrates North Gate Boulevard site features in 1958 and 1962.



Exhibit 5: Views along North Gate Boulevard. (Left) 1958. (Right) 1962.

Exhibit 6 documents 1957 and 1958 property use within the proposed EUL parcel after construction of the Highway 85/87 interchange.



Exhibit 6: (Left) December 1957 aerial photograph of North Gate interchange. (Right) May 1958 Aerial photograph of the interchange. The proposed EUL parcel is highlighted in yellow.

Existing Conditions

Existing EUL parcel site features consist of undisturbed natural landscape; improved roadway; the North Gate entry control facility; the NR-eligible linear segment of the Atchison, Topeka, and Santa Fe (AT&SF) Railroad grade embankment and trestle remnants; and a public use parking lot for the New Santa Fe Trail. The town site of Husted is located south of the EUL parcel.

A Cultural Resources Survey, completed in 1996 by University of Colorado at Colorado Springs, indicates that historic and prehistoric cultural resources may be present on the property. Isolates and potential sites were recorded. A current Cultural Resources Survey is under development for the 57-acre parcel. Existing Cultural Resource Inventory forms will be updated: new inventory forms will be generated as required.

Area of Potential Effects (APE)

The APE for the proposed undertaking consists of viewsheds and view corridors, to include: off-base views along Interstate 25 and the surrounding community to the Cadet Area; and on-base views along North Gate Boulevard west to the Cadet Area and east toward the North Gate entrance. Linear segments of the NR-eligible AT&SF Railroad grade embankment and trestle remnants could potentially be impacted by construction activities associated with the Visitor Center. Long term APE impacts are not known at this time due to the conceptual nature of the end state of the Gateway Visitor Center Complex.

Project Details

The proposed project's development plan creates two districts with five distinct parcels bisected by North Gate Boulevard. District One, anchored by the proposed Visitor Center, is located north of North Gate Boulevard. District Two, located on the south half of the site, features market-driven uses. Two hotels are envisioned on the east side and an office complex on the west side of District Two. Exhibits 7 and 8 illustrate proposed district boundaries and parcel locations.

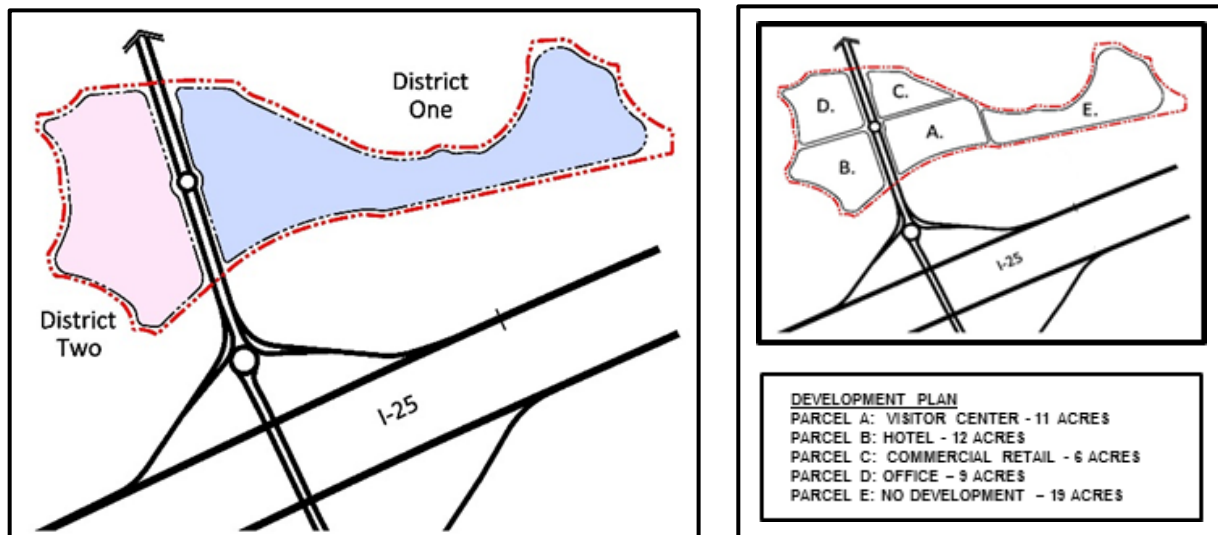


Exhibit 7: (Left) District boundary graphic. (Right) Development Plan parcel locations.



Exhibit 8: Development Plan parcel locations and proposed land use.

The districts will be connected by designing the proposed development’s infrastructure and facilities using a 28-foot grid planning module (Exhibit 9).



Exhibit 9: Proposed Visitor Center Complex site plan organization on the 28-foot grid module.

Formal vehicular approaches to Districts One and Two will establish a dramatic entry sequence for visitors. Access to parking areas will be provided from the north/south boulevard. A roundabout will be constructed east of the North Gate to provide traffic calming and wayfinding. The roundabout is planned to be an attractive feature to minimize the visitor’s view of the North Gate entry control facility on the approach from Interstate 25. Pedestrian and vehicular bridge access across North Gate Boulevard will connect the districts (Exhibit 10).



Exhibit 10: Conceptual rendering of Gateway Visitor Center Complex, from Interstate 25, looking west toward the Cadet Area and Front Range. Pedestrian and vehicular bridge access is shown in the rendering’s foreground; the Visitor Center is located on the right; and hotel on the left.

The Visitor Center, located on 11-acres within District One, Parcel “A”, will anchor the Gateway Visitor Center Complex. Highly visible from northbound and southbound traffic travelling Interstate 25, the facility will rise from the ground, recalling the ascent of an aircraft taking off. As the structure’s form climbs; dramatic views of the Cadet Area unfold from inside, evoking the history of the Air Force and the “long blue line” of USAFA graduates. Easy access from Interstate 25 will inspire impulse visits by tourists. Relocating the Visitor Center outside the security perimeter will increase ease of visitation for future visitors without travelling through the North Gate entry control facility.

The Visitor Center will feature a Pikes Peak Region tourist information center, exhibit space and a gift shop selling USAFA merchandise (Exhibit 11). Proposed site amenities include a “Polaris Outdoor Plaza”; a 275-space parking lot to accommodate visitors; and parking for ten tour buses. The site improvements will make the site more accessible to visitors of all types, including educational groups seeking to visit the Visitor Center and USAFA.



Exhibit 11: Conceptual rendering of Visitor Center from Polaris Plaza.

Facilities located in District Two, Parcels “B”, “C”, and “D” will be oriented toward the west with frontage and views to the Monument Creek drainage. Facility architecture in these parcels will recall Skidmore, Owings and Merrill’s mid-century modern design of the Cadet Area with an emphasis on horizontal lines. Natural site features, landscape and topography penetrate in between and around the buildings to create a softer edge, providing flexibility for a variety of different market driven building footprints and sizes.

Plaza spaces will surround the Visitor Center and hotels. Formal landscape treatment within each parcel will create an abrupt transition to the natural landscape of the surrounding site; emphasizing the transition between the man-made and the natural environments encountered installation-wide. Exhibit 12 is a conceptual rendering of the complex when fully developed.



Exhibit 9: Notional rendering of the Gateway Visitor Center Complex at full development build-out.

The EUL agreement between the USAF and Blue and Silver Development Partners, LLC will have adequate and legally enforceable restrictions or conditions to preserve USAFA's eligible and listed pre-historic and historic resources. Planning and design will be carried out in accordance with the USAFA Planning Principles and Design Standards. A Design Review Board (DRB) composed of representatives from Blue and Silver; a design team composed of architects, engineers, planners; the Air Force; and USAFA will be established to review and approve preliminary through final design for development activities within the EUL parcel.

The DRB will adhere to the following Development Plan objectives:

- a. Use a 28' foot organizing and planning grid module to connect the entire EUL parcel and reinforce the man-made aspect of site development features.
- b. Retain vistas of the Cadet Area NHL District from the Visitor Center.
- c. Use a formal entry sequence reinforce the rigid site planning structure.
- d. Respect site topography as it steps down toward Monument Creek.
- e. Capture and frame views of the Visitor Center from Interstate 25.
- f. Provide pedestrian connectivity from the Visitor Center to the hotel site across North Gate Boulevard.
- g. Reinforce the north/south vehicle "promenade" and central roundabout as strong site organizational features.
- h. Promote "man-made" atmosphere of site development and future buildings in contrast to a very natural and native site surroundings.
- i. Prevent buildings on the western edge of the site from blocking or obstructing Front Range views from buildings on the east side of the site.
- j. Promote the future development of the site with "low impact development" (LID) and with integrated storm water management systems.

Conclusion:

In accordance with 36 CFR § 800.5(a), applying the criteria of adverse effect, we find that while the proposed location of a Visitor Center is sited in accordance with SOM Master Plan and USAFA IDP planning principles, the proposed 57-acre EUL Gateway Visitor Center Complex has the potential to alter the characteristics of the NR-eligible USAFA Historic District (5EP.595) in a manner that could diminish the integrity of the property's physical features within the property's setting that contribute to its historic significance.

USAFA proposes a finding of “adverse effect” for proposed construction of a Gateway Visitor Center Complex within the boundary of the NR-eligible USAFA Historic District (5EP.595).

From: [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](#)
To: ["hcuthair@utemountain.org"](#); ["tknight@utemountain.org"](#); ["robertflyinghawk@gmail.com"](#);
["kiospottedeagle247@gmail.com"](#); ["yst.thpo@gmail.com"](#); ["jonathannez@navajo-nsn.gov"](#); ["r.begay@navajo-nsn.gov"](#)
Cc: [BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP](#); [WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP](#)
Subject: Follow-up - Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center
Date: Monday, April 29, 2019 2:17:00 PM

Dear Tribal Historic Preservation Officer and other stakeholders

In a letter dated March 15, 2019, the United States Air Force Academy (USAFA) requested comments on the proposal of the United States Air Force (Air Force) to enter into an Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC (Blue & Silver) no later than April 22, 2019. Additionally, the USAFA requested a response at that time indicating whether you would like to participate in the development of the project PA as a concurring party. These letters were provided by mail and email. We have not received a response from you to these requests, and are thus following up to ensure you do not have comments and do not want to participate in developing a project PA for the proposed lease.

If you do have comments or would like to participate in the developing the project PA for the project, please direct your response to Ms. Corine Weiss, Interim Cultural Resources Manager, 10 CES/CENP, corine.weiss@us.af.mil, (719) 333-5414, or at the address below. We thank you for your review and assistance.

Lt Colonel Jimmy J. Jeoun
Commander 10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
USAF Academy CO 80840-2400

Thank you,

//SIGNED//

Bernard Schriever, Ctr.
Cultural Resources Planner, 10 CES/CENPP, KIRA Facilities Services

8120 Edgerton Drive
USAF Academy, CO 80840
Desk: 719-333-8375
Cell: 970-901-4999

Documentation of verbal communication attempts and responses from stakeholders

Apache Tribe of Oklahoma:

Called Crystal Lightfoot April 30, 2019 and left message that instructed her to contact the POCs on the consultation package if they would like to comment or participate in the pPA development.

Cheyenne and Arapaho Tribes of Oklahoma:

Called April 30, 2019 and talked with Mr. Bear who said that he will follow up by soon, interested in participating.

Crow Nation:

Called April 30, 2019 and talked with Mr. Adrian Bird Jr. He is THPO, but Mr. Big Day is still involved in consultation. Mr. Bird said Mr. Big Day will respond this week.

Eastern Shoshone Tribe of Wind River Reservation:

Called April 30, 2019 and talked with Mr. Mann who said that he will follow up by Friday, interested in participating.

Flandreau Santee Sioux Tribe of South Dakota:

Called Mr. Kills A Hundred on April 30, 2019 and left message that instructed him to contact the POCs on the consultation package if they would like to comment or participate in the pPA development.

Fort Belknap Indian Community:

Called April 30, 2019 and talked with Ms. Filesteel who said that she will follow up in the next 2 days. Did not receive response.

Fort Sill Apache Tribe:

Called Mr. Darrow on April 30, 2019 and left message that instructed him to contact the POCs on the consultation package if they would like to comment or participate in the pPA development.

Jicarilla Apache Tribe:

Called April 30, 2019 and talked with Mr. Blythe who said that he will follow up soon. The Jicarilla Apache Tribe had no comment on project or interest in pPA.

Lower Brule Sioux Tribe of the Lower Brule Reservation, SD:

Called Ms. Clair Green on April 30, 2019 and left message that instructed her to contact the POCs on the consultation package if they would like to comment or participate in the pPA development.

Mescalero Apache Tribe:

Called Ms. Houghton on April 30, 2019 and left message that instructed her to contact the POCs on the consultation package if they would like to comment or participate in the pPA development.

Documentation of verbal communication attempts and responses from stakeholders

Northern Arapaho Tribe:

Called April 30, 2019 and talked with Mr. Oldman who said that he will follow up soon. Did not receive further communication.

Oglala Sioux Tribe:

Called April 30, 2019 and talked with office of Mr. Brings and left message. Was told he will call back or email. No further correspondence.

Pueblo de Cochiti, Cochiti Pueblo, New Mexico:

Called April 30, 2019 and talked to staff, told to call back ask for natural resources department. Tried calling twice and phone rang for minutes without an answer.

Pueblo of Picuris, Penasco, New Mexico

Called Office on April 30, 2019 and left message that instructed THPO to contact the POCs on the consultation package if they would like to comment or participate in the pPA development.

Pueblo of Santa Ana, Tamaya Pueblo, New Mexico

Called April 30, 2019: Governor Menchengo said Santa Ana Pueblo was not interested in project and that he would respond via email in the near future. No further correspondence.

Pueblo of Santa Clara, Santa Clara, Pueblo, New Mexico

Called Mr. Chavarria on April 30, 2019 and left message that instructed him to contact the POCs on the consultation package if they would like to comment or participate in the pPA development.

Pueblo of Taos:

Called April 30 and May 1 to talk with Mr. Sandoval, but could not get him, left message with office staff.

Pueblo of Zuni:

Called April 30 and May 1 to talk with Mr. Dongoski, but could not get answer and unable to leave message.

San Ildefonso Pueblo, San Ildelfonso Pueblo, New Mexico

Called April 30, 2019 and left message for Mr. Vierra that instructed him to contact the POCs on the consultation package if they would like to comment or participate in the pPA development.

Santee Sioux Nation

Called Mr. Avery on April 30, 2019 and left message that instructed him to contact the POCs on the consultation package if they would like to comment or participate in the pPA development.

Spirit Lake Nation

Called April 30 & May 1, 2019 and talked with office, left message for Mr. Longie that instructed him to contact the POCs on the consultation package if they would like to comment or participate in the pPA development.

Documentation of verbal communication attempts and responses from stakeholders

Standing Rock Sioux Tribe

Called April 30, 2019 and left message for Mr. Eagle that instructed him to contact the POCs on the consultation package if they would like to comment or participate in the pPA development.

Upper Sioux Indian Community

Called April 30, 2019 and left message for Ms. Odegard that instructed her to contact the POCs on the consultation package if they would like to comment or participate in the pPA development.

Ute Mountain Ute Tribe

Called April 30, 2019 and left message for Mr. Knight that instructed him to contact the POCs on the consultation package if they would like to comment or participate in the pPA development.

Wichita and Affiliated Tribes of Oklahoma

Called April 30, 2019: Mr. McAdams said the USAFA was outside the tribe's area of interest and that he would respond to the follow up email of April 29 indicating such. No further communication.

Yankton Sioux Tribe

Called April 30, 2019, Talked with assistant in THPO office who was going to alert Mr. Spotted Eagle that the comment period was ending.

City of Monument

Called April 30, 2019 and left message for Mr. Manning that instructed him to contact the POCs on the consultation package if they would like to comment or participate in the pPA development.

El Paso County

Called April 30, 2019: Ms. Prieve stated that had no comments nor would they like to participate in the PA development.

MCCORKLE, JENNIFER L CTR USAF USAFA 10 CES/CENPP

From: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP
Sent: Wednesday, March 20, 2019 11:28 AM
To: BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP; MCCORKLE, JENNIFER L CTR USAF USAFA 10 CES/CENPP
Cc: JOHNSON, CRAIG P CTR USAF USAFA 10 CES/CENME
Subject: FW: Section 106 Solicitation: True North Commons/Gateway Visitor Center Project

For your information.

Corine Weiss, RA
Portfolio Optimization Chief
10CES/CENP
USAFA, CO 80840
719-333-5414/DSN 333-5414

From: Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>
Sent: Wednesday, March 20, 2019 11:12 AM
To: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>
Cc: Carleo, Katie <Katie.Carleo@coloradosprings.gov>; Bolinger, Ben <Ben.Bolinger@coloradosprings.gov>
Subject: [Non-DoD Source] Section 106 Solicitation: True North Commons/Gateway Visitor Center Project

Morning Ms. Weiss,

The City's Land Use Review Division of the Planning & Community Development Department, in its administration of the Certified Local Government obligations for the City, has reviewed the above-mentioned Section 106 solicitation, dated March 15, 2019, concerning the proposed development of a Programmatic Agreement (PA) for the True North Commons/Gateway Visitor Center project. The City respectfully request to participate in the development of the Project PA and to be a concurring party.

If you have any questions or would like to schedule meeting to discuss the terms of the project PA, please do not hesitate to contact me.

Thanks,
Dan



Daniel Sexton, AICP

Senior Planner

Phone: (719) 385-5366

Email:

daniel.sexton@coloradosprings.gov

Work Schedule: Tuesday-Friday,
7:00 a.m. to 6:00 p.m.

Land Use Review Division Planning & Community Dev.

30 South Nevada Ave, Suite 105
Colorado Springs, CO 80901

Phone: (719) 385-5905

Dept. Hours: Monday-Friday,
8:00 a.m to 5:00 p.m.

Weblinks:

[Pre-Application Meeting Request](#) | [Track My Plan](#) | [SpringsView/GIS](#) | [Parcel Info](#) |
[Development Assistance Bulletins](#) | [Development Applications](#) | [Zoning Code](#)

MCCORKLE, JENNIFER L CTR USAF USAFA 10 CES/CENPP

From: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP
Sent: Wednesday, March 20, 2019 11:28 AM
To: BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP; MCCORKLE, JENNIFER L CTR USAF USAFA 10 CES/CENPP
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Cc: Carleo, Katie <Katie.Carleo@coloradosprings.gov>; Bolinger, Ben <Ben.Bolinger@coloradosprings.gov>
Subject: [Non-DoD Source] Section 106 Solicitation: True North Commons/Gateway Visitor Center Project

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If you have any questions or would like to schedule meeting to discuss the terms of the project PA, please do not hesitate to contact me.

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[Development Assistance Bulletins](#) | [Development Applications](#) | [Zoning Code](#)

From: [Frei - CDOT, Robert](#)
To: [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](#); [WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP](#)
Cc: [Jason Nelson - CDOT](#); [Shannon Ford - CDOT](#)
Subject: [Non-DoD Source] Re: USAFA lease and project PA for True North Commons/Gateway Visitors Center
Date: Thursday, May 2, 2019 10:45:25 AM

Ms. Weiss and Mr. Schriever-

Thanks for following up with CDOT on the letter you sent on March 15th. I apologize for not responding within the requested time frame. We have consulted with our CDOT Cultural Resource Manager and we do not wish to participate in regards to the ongoing Section 106 consultation since the described lease is outside of the CDOT Easement. However, if the scope of the Programmatic Agreement of the Enhanced Use Lease with Blue and Silver Development Partners extends outside of the Section 106 process, then please let me know as CDOT will need to be made aware of the traffic being generated by this development as it does impact our facility. I assume this will be done as a related but separate effort.

Thanks-
Rob Frei

On Wed, May 1, 2019 at 11:50 AM SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP <bernard.schriever.ctr@us.af.mil> wrote:

Mr. Frei

In a letter dated March 15, 2019, the United States Air Force Academy (USAFA) requested comments on the proposal of the United States Air Force (Air Force) to enter into an Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC (Blue & Silver) no later than April 22, 2019. Additionally, the USAFA requested a response at that time indicating whether you would like to participate in the development of the project PA as a concurring party. These letters were provided by mail and email. We have not received a response from you to these requests, and are thus following up to ensure you do not have comments and do not want to participate in developing a project PA for the proposed lease.

If you do have comments or would like to participate in the developing the project PA for the project, please direct your response to Ms. Corine Weiss, Interim Cultural Resources Manager, 10 CES/CENP, corine.weiss@us.af.mil, (719) 333-5414, or at the address below. We thank you for your review and assistance.

Lt Colonel Jimmy J. Jeoun

Commander 10th Civil Engineer Squadron

8120 Edgerton Drive, Suite 40

USAF Academy CO 80840-2400

From: [BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP](#)
To: [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](#)
Subject: FW: Section 106 Solicitation: True North Commons/Gateway Visitor Center Project
Date: Wednesday, March 20, 2019 11:57:42 AM
Attachments: [image001.jpg](#)

From: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>
Sent: Wednesday, March 20, 2019 11:28 AM
To: BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP <samantha.belding.ctr@us.af.mil>; MCCORKLE, JENNIFER L CTR USAF USAFA 10 CES/CENPP <jennifer.mccorkle.ctr@us.af.mil>
Cc: JOHNSON, CRAIG P CTR USAF USAFA 10 CES/CENME <craig.johnson.35.ctr@us.af.mil>
Subject: FW: Section 106 Solicitation: True North Commons/Gateway Visitor Center Project

For your information.

Corine Weiss, RA
Portfolio Optimization Chief
10CES/CENP
USAFA, CO 80840
719-333-5414/DSN 333-5414

From: Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>
Sent: Wednesday, March 20, 2019 11:12 AM
To: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>
Cc: Carleo, Katie <Katie.Carleo@coloradosprings.gov>; Bolinger, Ben <Ben.Bolinger@coloradosprings.gov>
Subject: [Non-DoD Source] Section 106 Solicitation: True North Commons/Gateway Visitor Center Project

Morning Ms. Weiss,

The City's Land Use Review Division of the Planning & Community Development Department, in its administration of the Certified Local Government obligations for the City, has reviewed the above-mentioned Section 106 solicitation, dated March 15, 2019, concerning the proposed development of a Programmatic Agreement (PA) for the True North Commons/Gateway Visitor Center project. The City respectfully request to participate in the development of the Project PA and to be a concurring party.

If you have any questions or would like to schedule meeting to discuss the terms of the project PA, please do not hesitate to contact me.

Thanks,
Dan



Daniel Sexton, AICP

Senior Planner

Phone: (719) 385-5366

Email:

daniel.sexton@coloradosprings.gov

Work Schedule: Tuesday-Friday,

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Land Use Review Division

Planning & Community Dev.

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United States Department of the Interior



NATIONAL PARK SERVICE
INTERMOUNTAIN REGION
12795 West Alameda Parkway
P.O. Box 25287
Denver, Colorado 80225-0287

H34 (IMDE-HPP)

APR 00 2019

Ms. Corine Weiss
Interim Cultural Resources Manager
10 CES/CENP
8120 Edgerton Drive, Ste 40
USAF Academy, CO 80840-2400

RE: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center

Dear Ms. Weiss:

Thank you for your letter, dated March 15, 2019 and received by our office on March 20, 2019. As stated in 36 CFR Part 800.10(c), Federal agencies are required to notify the Secretary of the Interior (delegated to the National Park Service) of any consultation involving an undertaking where there may be an adverse effect to a National Historic Landmark (NHL) and invite the Secretary to participate in consultation. The United States Air Force Academy, Cadet Area was designated a National Historic Landmark on April 4, 2004. The proposed project consists of a proposal that the United States Air Force Academy (USAFA) and the United States Air Force (USAF) enter into an Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC. As a result of this proposal, 57 acres of real property have been identified for the purpose of creating the True North Commons/Gateway Visitor Center commercial development project. Due to the nature of the proposed EUL development, effects on historic properties cannot be fully determined prior to the approval of the undertaking. As such the USAF seeks to enter into a Programmatic Agreement (PA). Our office respectfully requests to be a consulting party to the development of this PA due to the potential for the proposed project to affect the United Air Force Academy, Cadet Area NHL.

Additionally, after review of the current proposal for Parcel A, our office has the following comments. The current conceptual design for the proposed Gateway Visitor Center includes a soaring, winged shape architecture that may interrupt historic views to the USAFA Chapel, a pivotal contributing building within the USAFA, Cadet Area NHL, by potentially blocking views to the Chapel and Cadet Area. A viewshed analysis is recommended in order to identify appropriate measures to preserve the views to these nationally significant buildings. The viewshed analysis should also consider the height of any and all proposed new construction to assess potential effects on the NHL. Additionally, the conceptual Gateway Visitor Center building appears to feature an architectural style that may affect the feeling of the historic architecture present in the NHL. It may be appropriate to reconsider the architectural style of the proposed Visitor Center to complement the historic buildings within the NHL.

We look forward to hearing from you regarding our request to be a consulting party for the proposed PA. We appreciate your interest in preserving our nation's significant historic resources. If you have any questions, please do not hesitate to contact me at (303) 969-2540 or justin_henderson@nps.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Henderson", with a long horizontal flourish extending to the right.

Justin Henderson
Program Manager
Heritage Partnerships Program

cc: Steve W. Turner, AIA, SHPO, 1200 Broadway, Denver, CO 80203

From: [Grant Dewey](#)
To: [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](#); [Richard Sauers](#); [l.manning@tomgov.org](#)
Subject: [Non-DoD Source] RE: USAFA lease and project PA for True North Commons/Gateway Visitors Center
Date: Tuesday, May 7, 2019 4:26:54 PM
Importance: High

Lt Colonel Jimmy J. Jeoun
Commander 10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
USAF Academy CO 80840-2400

Dear Lt Col Jeoun, Mr. Bernard Schriever, and Ms. Corine Weiss,
The Western Museum of Mining and Industry (WMMI) did receive your email of May 1, 2019. We appreciate your organization asking for our comments and/or involvement. Over the past six years WMMI has provided comments or expressed concerns to various coalitions or groups about the proposed projects around the north gate of the AFA. Here is a list of the ways development plans (True North Commons/Gateway Visitor Center) could impact our campus and museum. We would be excited to meet with you and/or your team to discuss these and provide input in person.

- North Gate Blvd traffic impact to WMMI
- Storm water management in this zone
- Smith Creek wild fire fuel and appearance
- Safe passage for bikers and hikers
- Connector trail to the Santa Fe Trail and Fox Run Park

Please add the museum to your "Stakeholder" list for the True North Common/Gateway Visitor Center.

Sincerely,
Grant Dewey
Executive Director

PS: Our campus and mission has much to offer the AFA. Many of our collections are operational machines, great learning tools for Science Technology Engineering and Math. The 27 acres of land offers service projects for the Cadet Corp and recreation for the families and employees at the AFA. We would like to increase our neighborly connection to the various AFA organizations. We would welcome your suggestions on that.

From: SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP
[mailto:bernard.schriever.ctr@us.af.mil]
Sent: Wednesday, May 1, 2019 12:02 PM
To: Grant Dewey <museum.manager@wmmi.org>; Richard Sauers <rsauers@wmmi.org>; l.manning@tomgov.org
Subject: USAFA lease and project PA for True North Commons/Gateway Visitors Center

Dear Stakeholder

In a letter dated March 15, 2019, the United States Air Force Academy (USAFA) requested comments on the proposal of the United States Air Force (Air Force) to enter into an Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC (Blue & Silver) no later than April 22, 2019. Additionally, the USAFA requested a response at that time indicating whether you would like to participate in the development of the project PA as a concurring party. These letters were provided by mail and email. We have not received a response from you to these requests, and are thus following up to ensure you do not have comments and do not want to participate in developing a project PA for the proposed lease.

If you do have comments or would like to participate in the developing the project PA for the project, please direct your response to Ms. Corine Weiss, Interim Cultural Resources Manager, 10 CES/CENP, corine.weiss@us.af.mil, (719) 333-5414, or at the address below. We thank you for your review and assistance.

Lt Colonel Jimmy J. Jeoun
Commander 10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
USAF Academy CO 80840-2400

Thank you,

//SIGNED//

Bernard Schriever, Ctr.
Cultural Resources Planner, 10 CES/CENPP, KIRA Facilities Services

8120 Edgerton Drive
USAF Academy, CO 80840
Desk: 719-333-8375
Cell: 970-901-4999



Preserving America's Heritage

**Advisory Council on Historic Preservation
Electronic Section 106 Documentation Submittal System (e106) Form
MS Word format**

Send to: e106@achp.gov

I. Basic information

- 1. Name of federal agency (If multiple agencies, state them all and indicate whether one is the lead agency):**

United States Air Force Academy

- 2. Name of undertaking/project (Include project/permit/application number if applicable):**

This letter continues Section 106 consultation in accordance with the National Historic Preservation Act (NHPA) regarding the True North Commons/Gateway Visitor Center on the United States Air Force Academy (USAFA), located within the National Register (NR)-eligible USAFA Historic District (SEP.595). That package involved a proposal by the United States Air Force Academy (USAFA) and the United States Air Force (Air Force) to enter into an Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC (Blue & Silver).

- 3. Location of undertaking (Indicate city(s), county(s), state(s), land ownership, and whether it would occur on or affect historic properties located on tribal lands):**

The proposed undertaking is located on United States Air Force property, Colorado Springs, El Paso County, Colorado. There is the potential to affect the USAFA Historic District (SEP.595). The undertaking is not located on tribal lands.

- 4. Name and title of federal agency official and contact person for this undertaking, including email address and phone number:**

Federal agency official: Lt Col Jimmy Jeoun, 10th Civil Engineer Commander

ADVISORY COUNCIL ON HISTORIC PRESERVATION

401 F Street NW, Suite 308 □ Washington, DC 20001-2637

Phone: 202-517-0200 Fax: 202-517-6381 achp@achp.gov www.achp.gov

Contact person for undertaking: Ms. Corine Weiss, Interim USAFA Cultural Resources Manager, corine.weiss@us.af.mil, (719) 333-5414

5. Purpose of notification. Indicate whether this documentation is to:

In accordance with 36 CFR § 800.14(b)(3), the United States Air Force Academy (USAFA) invites the Advisory Council on Historic Preservation (ACHP) to become a signatory to and consulting party in the negotiation of a project specific Programmatic Agreement with the Colorado State Historic Preservation Office (SHPO) to resolve potential adverse effects resulting from unknown future undertakings involved in the development of the Enhanced Use Lease (EUL) True North Commons/Gateway Visitor Center.

II. Information on the Undertaking*

6. Describe the undertaking and nature of federal involvement (if multiple federal agencies are involved, specify involvement of each):

Description of the undertaking:

On July 8, 2013, the City of Colorado Springs (COS) began pursuing procurement of supplemental funding with the Regional Tourism Act of the Colorado Office of Economic Development and International Trade. The Regional Tourism Act promotes diversification of the state's economic base by providing a financing mechanism for attracting, constructing and operating large-scale regional tourism projects, which include tourism or entertainment facilities to attract significant investment and revenue from outside the state. The application, named "City for Champions," highlighted four venues to diversify the economic impact of state and regional visitor attractions.

In order to meet the demand of one of four venues for COS' "City for Champions" initiative, a public-private partnership between Blue and Silver, the City of Colorado Springs (COS), and Air Force is proposed to develop the Gateway Visitor Center Complex. Supported by Governor John Hickenlooper, COS Mayor John Suthers, and former U.S. Olympic Committee CEO Scott Blackmun, the initiative will be partially funded by sales tax money provided over 30 years under Colorado's Regional Tourism Act.

The EUL area will contain 57 acres of real property for the purpose of completing the True North Commons/Gateway Visitor Center commercial development project, an area of commercial development. The development area will be highlighted by a new Visitor Center to the Academy, along with other commercial and retail development. The EUL area is located near USAFA's northeastern boundary, west of Interstate 25 (I-25), and bisected by North Gate Boulevard, which will not be included in the lease. The lease area will be divided into five parcels (A-E) and the lease will be for a minimum of 50 years and a maximum of 75 years.

The area proposed for development is currently vacant except for a parking area for public access to the El Paso County recreational path called the New Regional Santa Fe Trail. The current

plan (True North Commons) is highlighted by the Gateway Visitor Center (Parcel A), a luxury destination hotel, business hotel, and conference center (Parcel B), supporting retail/recreational development (Parcel C), office space (Parcel D), and open space (Parcel E).

7. Describe the Area of Potential Effects (APE):

The APE for the undertaking involving the lease coincides with the EUL area; excluding North Gate Boulevard which will remain un-leased USAFA property.

8. Describe steps taken to identify historic properties:

Beginning in the mid-1980's, USAFA surveyed and inventoried cultural resources installation-wide. A Cultural Resources Survey completed in 1996 by University of Colorado at Colorado Springs (UCCS) documented cultural resources in the proposed area for the EUL site.

In a letter dated 3 July, 1995, the CO SHPO stated the USAFA campus is eligible for the NR under Criteria A and C and meets Criteria Consideration G. CO SHPO also defined the historic cultural landscape district boundaries for 5EP.595 as those established in the 1955 Skidmore, Owings and Merrill Master Plan.

On 4 November 2002, the CO SHPO clarified the eligibility of the USAFA for the National Register under Criterion A (property is associated with events that have made a significant contribution to the broad patterns of our history) and C (property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction) and meeting Criteria Consideration G (less than 50 years of age or achieved significance within the past 50 years).

A cultural resources survey was conducted in Fall 2018 in preparation for the future development of this area and is currently in negotiation with the Colorado State Historic Preservation Office (SHPO) for official determinations of eligibility.

9. Describe the historic property (or properties) and any National Historic Landmarks within the APE (or attach documentation or provide specific link to this information):

CO SHPO defined the historic district boundaries for 5EP.595 as those established in the 1955 Skidmore, Owings and Merrill Master Plan.

There may be additional historic properties within the area of the EUL site, but these Determinations of Eligibility have not yet been formalized.

10. Describe the undertaking's effects on historic properties:

At the time of our original undertaking review, we believed there were sufficient project details regarding the construction of the Gateway Visitor Center Complex to determine effects to historic properties. Due to various changes to the development within the lease area, USAFA now considers the design too conceptual to provide determinations of effects resulting from future project work. As allowed by the National Historic Preservation Act (NHPA), USAFA now proposes the development of a project specific Programmatic Agreement (PA) as a more suitable way to resolve potential adverse effects that may result from multiple future undertakings whose

"effects on historic properties cannot be fully determined prior to approval of an undertaking" (36 CFR § 800.14(b)(1)(ii)).

The USAFA understands there is the potential for adverse effects to historic properties through the *"transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance"* (36 CFR § 800.5(a)(2)(vii)). As such, the proposed project PA and the language in the EUL between USAFA and Blue & Silver will both stipulate the roles and responsibilities pertaining to all future design standards and NHPA compliance.

Considering that the nature and scope of the original project has changed, USAFA has included additional stakeholders on this correspondence.

11. Explain how this undertaking would adversely affect historic properties (include information on any conditions or future actions known to date to avoid, minimize, or mitigate adverse effects):

The USAFA understands there is the potential for adverse effects to historic properties through the *"transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance"* (36 CFR § 800.5(a)(2)(vii)). As such, the proposed project PA and the language in the EUL between USAFA and Blue & Silver will both stipulate the roles and responsibilities pertaining to all future design standards and NHPA compliance.

Since the design and construction of the commercial and retail development are not yet known, activities could have adverse impacts on historic properties within the EUL area. As such, USAFA is proposing the development of the project specific PA.

12. Provide copies or summaries of the views provided to date by any consulting parties, Indian tribes or Native Hawai'ian organizations, or the public, including any correspondence from the SHPO and/or THPO.

Copies of stakeholder views (Attachments 2-5) and see consultation summary below.

* see *Instructions for Completing the ACHP e106 Form*

III. Optional Information

13. Please indicate the status of any consultation that has occurred to date. Are there any consulting parties involved other than the SHPO/THPO? Are there any outstanding or unresolved concerns or issues that the ACHP should know about in deciding whether to participate in consultation?

The USAFA initiated consultation with the CO SHPO in a letter dated 13 July 2018. They concurred with an initial determination of adverse effect on 24 July 2018. USAFA subsequently determined that due to multiple changes in the nature and scope of the project, the design remains too conceptual to assign adequate effects determinations.

The USAFA initiated consultation with National Park Service on 13 July 2018 and they requested to be a consulting party in the project.

The USAFA initiated consultation with the ACHP on the adverse effect in a letter dated 13 July 2018. They declined to participate in resolution of the adverse effect.

The USAFA initiated consultation with 38 tribes in a letter dated 26 July date. To date, five Tribes have responded.

1. Cheyenne and Arapaho Tribes of Oklahoma responded with 800.5(b).
2. Pueblo of Santa Ana had no comments or concerns.
3. The Comanche Nation responded with 800.4(d)(1).
4. The Southern Ute Indian Tribe agreed with USAFA's adverse effect, asked to be involved in Section 106 consultation and future mitigation, and asked for more information and the survey when available. The information requested was mailed to them 4 Dec 2018.
 - a. Email follow-up inquiring if they had comments was provided 28 Dec 2018. No response received.
 - b. USAFA tried to call representative Cassandra Atencio on 25 Jan 2019, but the call did not seem to go through so a text message was sent. No response to this follow-up was received.
 - c. To date, USAFA has not been able to reach them with follow-up communication.
5. Northern Cheyenne asked for more information and the survey when available. The information requested was mailed to them 4 Dec 2018.
 - a. Email follow-up inquiring if they had comments was provided 28 Dec 2018. No response received.
 - b. USAFA did successfully get in contact with Teanna Limpy by phone on 25 January 2019 to inquire if she had any comments. She requested more information on a nearby archaeological site and that they would like to be involved in mitigation/MOA. The information requested was provided to her and their response requested via email. To date, a written response has not been received.

USAFA will initiate consultation with other stakeholders including the City of Monument, City of Colorado Springs, El Paso County Board of Commissioners, Colorado Department of Transportation, and the Western Museum of Mining and Industry in March 2019.

14. Does your agency have a website or website link where the interested public can find out about this project and/or provide comments? Please provide relevant links:

N/A

15. Is this undertaking considered a "major" or "covered" project listed on the Federal Infrastructure Projects Permitting Dashboard or other federal interagency project tracking system? If so, please provide the link or reference number:

N/A

The following are attached to this form (check all that apply):

Section 106 consultation correspondence (Attachments 2-5)

Maps, photographs, drawings, and/or plans (Attachment 6)

Additional historic property information

Others: Cover Letter (Attachment 1), List of Consulting/Interested Stakeholders (Attachment 7), and yet-to-be-mailed dated 15 March 2019 SHPO and Tribal/Stakeholder Letters (Attachment 8 and 9)



DEPARTMENT OF THE AIR FORCE
10TH CIVIL ENGINEER SQUADRON
USAF ACADEMY COLORADO

15 March 2019

Lieutenant Colonel Jimmy J. Jeoun
Commander
10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
USAF Academy CO 80840-2400

John M. Fowler, Executive Director
Advisory Council on Historic Preservation
401 F Street NW, Suite 308
Washington, DC 20001-2637

Dear Mr. Fowler

In accordance with 36 CFR § 800.14(b)(3), the United States Air Force Academy (USAFA) invites the Advisory Council on Historic Preservation (ACHP), to become a signatory to and consulting party in the development of a project specific Programmatic Agreement with the Colorado State Historic Preservation Office (SHPO) to resolve potential adverse effects resulting from unknown future undertakings involved in the development of the Enhanced Use Lease (EUL) True North Commons/Gateway Visitor Center. Attachments 2-5 provide copies or examples of all previous correspondence with the SHPO and other stakeholders involved in this undertaking's ongoing consultation.

This letter continues Section 106 consultation in accordance with the National Historic Preservation Act (NHPA) regarding the True North Commons/Gateway Visitor Center on the United States Air Force Academy (USAFA), located within the National Register (NR)-eligible USAFA Historic District (5EP.595). That package involved a proposal by the United States Air Force Academy (USAFA) and the United States Air Force (Air Force) to enter into an Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC (Blue & Silver).

The EUL area will contain 57 acres of real property for the purpose of completing the True North Commons/Gateway Visitor Center commercial development project. The development area will be highlighted by a new Visitor Center to the Academy, along with other commercial and retail development. The EUL area is located near USAFA's northeastern boundary, west of Interstate 25 (I-25), and bisected by North Gate Boulevard, which will not be included in the lease.

The area proposed for development is currently vacant except for a parking area for public access to the El Paso County recreational path called the New Regional Santa Fe Trail, and will be divided into five parcels (A-E): Gateway Visitor Center (Parcel A); a luxury destination hotel, business hotel, and conference center (Parcel B); supporting retail/recreational development

(Parcel C); office space (Parcel D); and open space (Parcel E) (Attachment 6). The terms of the lease will be for a minimum of 50 years and a maximum of 75 years.

At the time of our original undertaking review, we believed there were sufficient project details regarding the construction of the Gateway Visitor Center Complex to determine effects to historic properties. Due to various changes to the development within the lease area, USAFA now considers the design too conceptual to provide determinations of effects resulting from future project work. As allowed by the National Historic Preservation Act (NHPA), USAFA now proposes the development of a project specific Programmatic Agreement (PA) as a more suitable way to resolve potential adverse effects that may result from multiple future undertakings whose *"effects on historic properties cannot be fully determined prior to approval of an undertaking"* (36 CFR § 800.14(b)(1)(ii)).

USAFA understands there is the potential for adverse effects to historic properties through the *"transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance"* (36 CFR § 800.5(a)(2)(vii)). As such, the proposed project PA and the language in the EUL between USAFA and Blue & Silver will both stipulate the roles and responsibilities pertaining to all future design standards and NHPA compliance.

Considering that the nature and scope of the original project has changed, USAFA has included additional stakeholders on this correspondence. Attachment 7 contains the current list of all potential stakeholders, and Attachments 8 and 9 provide the letters that were sent to the CO SHPO and Tribes/stakeholders.

Please direct your response to Ms. Corine Weiss, Interim Cultural Resources Manager, 10 CES/CENP, corine.weiss@us.af.mil, (719) 333-5414, or at the above address. We thank you for your review and assistance.

Sincerely



JIMMY J. JEOUN, Lt Col, USAF

Attachments:

2. 13 July 2018 ACHP Invitation and 1 August 2018 Decline to Participate
3. 13 July 2018 Colorado SHPO Section 106 Package and 23 July 2018 SHPO Response (HC #74656)
4. 14 August 2018 National Park Service Response
5. 26 July 2018 Tribal Invitation to Consult Example Letter, 14 August 2018 Southern Ute Indian Tribe Response, 28 August 2018 Northern Cheyenne Tribe Response, other Tribal Responses, and Follow-on Communication
6. Project Area Historic Photos and Renderings of Proposed Development

7. Consulting/Interested Stakeholder List
8. March 2019 SHPO Letter
9. March 2019 Tribe/Stakeholder Letter

From: [WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP](#)
To: [BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP](#); [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](#)
Subject: FW: PA for True North Commons/Gateway Visitor Center Commercial Development Project
Date: Tuesday, April 16, 2019 9:40:23 AM
Attachments: [co.af.construction.of.a.gateway.visitor.center.complex.at.the.united.states.air.force.academy.np.1aug18.pdf](#)

Response from ACHP. Decision stands to still not participate.

Corine Weiss, RA
Portfolio Optimization Chief
10CES/CENP
USAFA, CO 80840
719-333-5414/DSN 333-5414

From: Katharine R. Kerr <kkerr@achp.gov>
Sent: Tuesday, April 16, 2019 9:22 AM
To: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>
Cc: holly.norton@state.co.us; Alexis Clark <aclark@achp.gov>
Subject: [Non-DoD Source] PA for True North Commons/Gateway Visitor Center Commercial Development Project

Corine,

The ACHP is in receipt of your additional information regarding the True North Commons/Gateway Visitor Center Commercial Development Project. Based on the information provided, the ACHP still sees this as the same project we were notified about in 2018, and our decision not to participate still stands. Please find that non-participation letter attached.

However, the ACHP is always available to both the federal agency and the SHPO for technical advice as needed in the development of agreement documents.

Thank you,

Katharine

Katharine R. Kerr
Program Analyst
Advisory Council on Historic Preservation
Office of Federal Agency Programs

401 F Street, NW
Suite 308
Washington, DC 20001-2637
Phone: (202) 517-0216
Fax: (202) 517-6384
E-mail: kkerr@achp.gov

[Register now](#) for the ACHP's all-new Section 106 classroom training courses in 2019!



**DEPARTMENT OF THE AIR FORCE
10TH CIVIL ENGINEER SQUADRON
USAF ACADEMY COLORADO**

15 March 2019

**Lieutenant Colonel Jimmy J. Jeoun
Commander
10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
USAF Academy CO 80840-2400**

**Mr. Steve Turner, AIA
Colorado Historical Society
1200 Broadway
Denver CO 80203-2137**

Dear Mr. Turner

This letter continues Section 106 consultation (HC #74656) in accordance with the National Historic Preservation Act (NHPA) regarding the True North Commons/Gateway Visitor Center on the United States Air Force Academy (USAFA), located within the National Register (NR)-eligible USAFA Historic District (5EP.595). That package involved a proposal by the United States Air Force Academy (USAFA) and the United States Air Force (Air Force) to enter into an Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC (Blue & Silver).

The EUL area will contain 57 acres of real property for the purpose of completing the True North Commons/Gateway Visitor Center commercial development project. The development area will be highlighted by a new Visitor Center to the Academy, along with other commercial and retail development. The EUL area is located near USAFA's northeastern boundary, west of Interstate 25 (I-25), and bisected by North Gate Boulevard, which will not be included in the lease.

The area proposed for development is currently vacant except for a parking area for public access to the El Paso County recreational path called the New Regional Santa Fe Trail, and will be divided into five parcels (A-E): Gateway Visitor Center (Parcel A); a luxury destination hotel, business hotel, and conference center (Parcel B); supporting retail/recreational development (Parcel C); office space (Parcel D); and open space (Parcel E) (Attachment 1). The terms of the lease will be for a minimum of 50 years and a maximum of 75 years.

At the time of our original undertaking review in correspondence dated July 13, 2018, we believe there were sufficient project details regarding the construction of the Gateway Visitor Center Complex to determine effects to historic properties. Due to various changes to the development within the lease area, USAFA now considers the design too conceptual to provide determinations of effects resulting from future project work. As allowed by the National

Historic Preservation Act (NHPA), USAFA now proposes the development of a project specific Programmatic Agreement (PA) as a more suitable way to resolve potential adverse effects that may result from multiple future undertakings whose *"effects on historic properties cannot be fully determined prior to approval of an undertaking"* (36 CFR § 800.14(b)(1)(ii)).

USAFA understands there is the potential for adverse effects to historic properties through the *"transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance"* (36 CFR § 800.5(a)(2)(vii)). As such, the proposed project PA, and the language in the EUL between USAFA and Blue & Silver, will both stipulate the roles and responsibilities pertaining to all future design standards and NHPA compliance.

Considering that the nature and scope of the original project has changed, USAFA has included additional stakeholders on this correspondence. Attachment 2 contains the current list of all potential stakeholders and Attachment 3 provides the letter that was sent to these parties. We have sent a request to the Advisory Council on Historic Preservation (ACHP) asking them if they wish to participate in the development of the project PA.

Please direct your response to Ms. Corine Weiss, Interim Cultural Resources Manager, 10 CES/CENP, corine.weiss@us.af.mil, (719) 333-5414, or at the above address. We thank you for your review and assistance.

Sincerely

A handwritten signature in black ink, appearing to read 'J. Jeoun', followed by a long horizontal line extending to the right.

JIMMY J. JEOUN, Lt Col, USAF

Attachments:

1. Project Area Historic Photos and Renderings of Proposed Development
2. Consulting/Interested Stakeholder List
3. Tribe/Stakeholder Letter



 OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION

3 April 2019

HC #74656

Lt Col Jimmy J. Jeoun
Commander
10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
USAF Academy, CO 80840-2400

RE: Gateway Visitors Center, United States Air Force Academy, El Paso County

Dear Lt Col Jeoun:

Thank you for your recent correspondence received 20 March 2019, concerning the proposed development of 57 acres of land for a commercial development and visitors center project. Our office has reviewed the submitted materials. We concur with your assessment that this undertaking has the potential to have an adverse effect pursuant to 36.C.F.R. 800.5. We look forward to developing a Programmatic Agreement (PA) document, working together with other consulting parties, to ensure that historic resources are protected and that adverse effects are avoided or mitigated during this development process.

If you have any questions, please contact Joseph Saldibar, Architectural Services Manager, at (303) 866-3741.

Sincerely,


Steve Turner, AIA
State Historic Preservation Officer

APR 04 2019



From: [WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP](#)
To: [BEIDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP](#); [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](#)
Subject: FW: Tribal Participation
Date: Tuesday, May 07, 2019 7:43:13 AM

And another...

Corine Weiss, RA
Portfolio Optimization Chief
10CES/CENP
USAFA, CO 80840
719-333-5414/DSN 333-5414

From: Steve Vance <stevev.crstpres@outlook.com>
Sent: Tuesday, April 30, 2019 3:07 PM
To: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>
Subject: [Non-DoD Source] Tribal Participation

To who it concerns,
Consider this notification by the Cheyenne River Sioux Tribe of interest for Tribal Involvement for the proposed actions on the US Air Force Academy installation

Respectfully,

Steve Vance, THPO
Cheyenne River Sioux Tribe
Cultural Preservation Office
P.O. Box 590 98 S. Willow St.
Eagle Butte, SD 57625-0590
605-964-7554
stevev.crstpres@outlook.com

From: [Martina Callahan](#)
To: [BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP](#)
Subject: [Non-DoD Source] RE: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center
Date: Wednesday, April 24, 2019 2:19:58 PM
Attachments: [image001.png](#)
[RE USAF Academy, CO Development of Enhanced Use Lease for the True North Commons Gateway Visitor Center.docx](#)

Dear Colonel Jeoun and Staff,

In response to your request, the above reference project has been reviewed by staff of this office to identify areas that may potentially contain prehistoric or historic archeological materials. The location of your project has been cross referenced with the Comanche Nation site files, where an indication of "No Properties" have been identified. (IAW 36 CFR 800.4(d)(1)).

This review is performed in order to identify and preserve the Comanche Nation and State cultural heritage, in conjunction with the State Historic Preservation Office. Please contact the Comanche Nation Tribal Historical Preservation Office at (580) 595-9618, if you require additional information on this project.

Best Regards,

Martina Callahan
Comanche Nation Tribal Historic Preservation Officer
6 SW D Ave., Suite C
Lawton, OK 73501
(580) 595-9618 Phone
(580) 595-9733 Fax
(580) 919-0447 Cell Phone
martinac@comanchenation.com



"To preserve historic and sacred landmarks of the Comanche Nation"



Medicine Bluff, Fort Sill, OK

From: BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP <samantha.belding.ctr@us.af.mil>

Sent: Wednesday, March 20, 2019 1:10 PM

To: apachechairman@gmail.com; fazure@fortpecktribes.net; d.youpee@fortpecktribes.net; rwassana@c-a-tribes.org; mbear@c-a-tribes.org; mdemery@c-a-tribes.org; haroldcfrazier@yahoo.com; stevev.crstpres@outlook.com; William Nelson <williamn@comanchenation.com>; Martina Callahan <martinac@comanchenation.com>

Cc: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>; MCCORKLE, JENNIFER L CTR USAF USAFA 10 CES/CENPP <jennifer.mccorkle.ctr@us.af.mil>

Subject: Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center

Dear Tribal Historic Preservation Officer and other stakeholders

This letter continues Section 106 consultation in accordance with the National Historic Preservation Act (NHPA) regarding the True North Commons/Gateway Visitor Center on the United States Air Force Academy (USAFA), located within the National Register (NR)-eligible USAFA Historic District (5EP.595). That package involved a proposal by the United States Air Force Academy (USAFA) and the United States Air Force (Air Force) to enter into an Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC (Blue & Silver).

The EUL area will contain 57 acres of real property for the purpose of completing the True North Commons/Gateway Visitor Center commercial development project. The development area will be highlighted by a new Visitor Center to the Academy, along with other commercial and retail development. The EUL area is located near USAFA's northeastern boundary, west of Interstate 25 (I-25), and bisected by North Gate Boulevard, which will not be included in the lease.

The area proposed for development is currently vacant except for a parking area for public access to the El Paso County recreational path called the New Regional Santa Fe Trail, and will be divided into five parcels (A-E): Gateway Visitor Center (Parcel A); a luxury destination hotel, business hotel, and conference center (Parcel B); supporting retail/recreational development (Parcel C); office space (Parcel D); and open space (Parcel E) (Attachment 1). The terms of the lease will be for a minimum of 50 years and a maximum of 75 years.

At the time of our original undertaking review, we believed there were sufficient project details regarding the construction of the Gateway Visitor Center Complex to determine effects to historic properties. Due to various changes to the development within the lease area, USAFA now considers the design too conceptual to provide determinations of effects resulting from future project work. As allowed by the National Historic Preservation Act (NHPA), USAFA now proposes the development of a project specific Programmatic Agreement (PA) as a more suitable way to resolve potential adverse effects that may result from multiple future undertakings whose *"effects on historic properties cannot be fully determined prior to approval of an undertaking"* (36 CFR § 800.14(b)(1)(ii)).

USAFA understands there is the potential for adverse effects to historic properties through the *“transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property’s historic significance”* (36 CFR § 800.5(a)(2)(vii)). As such, the proposed project PA, and the language in the EUL between USAFA and Blue & Silver, will both stipulate the roles and responsibilities pertaining to all future design standards and NHPA compliance.

Considering that the nature and scope of the original project has changed, USAFA has included additional stakeholders on this correspondence. Attachment 2 contains the current list of all potential stakeholders. We respectfully request your comments on this action NLT April 22, 2019. In your response, please indicate if you would like to participate in the development of the project PA as a concurring party.

Please direct your response to Ms. Corine Weiss, Interim Cultural Resources Manager, 10 CES/CENP, corine.weiss@us.af.mil, (719) 333-5414, or at the address in the attached signed cover letter. We thank you for your review and assistance.

Please note, you will also be receiving hard copy documents of these email attachments.

Thank you,

//SIGNED//

SAMANTHA BELDING, MA, Ctr.
Cultural Resources Planner, 10 CES/CENPP, KIRA Facilities Services

8120 Edgerton Drive
USAF Academy, CO 80840
Desk: 719-333-0028
Cell: 719-440-9274

COMANCHE NATION



Department of Air Force
ATT: Colonel Jimmy Jeoun .
8120 Edgerton Drive, Suite 40
USAF Academy, CO 80840

April 24, 2019

RE: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center

Dear Colonel Jeoun .

In response to your request, the above reference project has been reviewed by staff of this office to identify areas that may potentially contain prehistoric or historic archeological materials. The location of your project has been cross referenced with the Comanche Nation site files, where an indication of *"No Properties"* have been identified. (IAW 36 CFR 800.4(d)(1)).

This review is performed in order to identify and preserve the Comanche Nation and State cultural heritage, in conjunction with the State Historic Preservation Office. Please contact the Comanche Nation Tribal Historical Preservation Office at (580) 595-9618, if you require additional information on this project.

Best Regards,

Martina Callahan

Comanche Nation Historic Preservation Office
Martina Callahan, Tribal Historic Preservation Officer
#6 SW "D" Avenue, Suite C
Lawton, OK. 73501
martinac@comanchnation.com
(580) 595-9618/Fax (580) 595-9733

"To preserve historic and sacred landmarks of the Comanche Nation"

From: [BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP](mailto:BELDING.SAMANTHA.J.CTR.USAF.USAFA.10.CES/CENPP)
To: [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](mailto:SCHRIEVER.BERNARD.A.II.CTR.USAF.USAFA.10.CES/CENPP)
Cc: [WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENPP](mailto:WEISS.CORINE.C.GS-13.USAF.USAFA.10.CES/CENPP)
Subject: FW: USAF - Consultation
Date: Tuesday, April 30, 2019 8:54:57 AM

FYSA

From: cchistory@midstatesd.net <cchistory@midstatesd.net>
Sent: Tuesday, April 30, 2019 8:50 AM
To: BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP <samantha.belding.ctr@us.af.mil>
Subject: [Non-DoD Source] Re: USAF - Consultation

Hello Samantha, Sorry for the mix up, our tribe has no ancestral lands in Colorado, I referred to both projects. Thank You for your time. Sincerely Merle Marks THPO-CCST

From: "BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP" <samantha.belding.ctr@us.af.mil>
To: cchistory@midstatesd.net
Cc: "SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP" <bernard.schriever.ctr@us.af.mil>
Sent: Monday, April 29, 2019 3:54:34 PM
Subject: RE: USAF - Consultation

Good afternoon Mr. Marks,

Thank you for the response.

We just wanted to confirm for our administrative record to which project you are referring, or possible both? We have recently sent you consultation packages for two projects including 1) the proposal of the United States Air Force (Air Force) to enter into an Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC (Blue & Silver) and 2) the replacement and installation of bird deterrent systems at the Bullseye Auxiliary Airfield.

Thank you,

//SIGNED//

SAMANTHA BELDING, MA, Ctr.
Cultural Resources Planner, 10 CES/CENPP, KIRA Facilities Services

8120 Edgerton Drive
USAF Academy, CO 80840
Desk: 719-333-0028

Cell: 719-440-9274

From: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>
Sent: Monday, April 29, 2019 2:47 PM
To: BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP <samantha.belding.ctr@us.af.mil>;
SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP <bernard.schriever.ctr@us.af.mil>
Subject: FW: USAF

Well, I think she is talking about the EUL Visitor Center or maybe all of our projects!!

Corine Weiss, RA
Portfolio Optimization Chief
10CES/CENP
USAFA, CO 80840
719-333-5414/DSN 333-5414

From: cchistory@midstatesd.net <cchistory@midstatesd.net>
Sent: Monday, April 29, 2019 2:44 PM
To: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>
Subject: [Non-DoD Source] USAF

Hello Corine, I am sorry for the late reply, The Crow Creek Sioux Tribe has no Ancestral home lands in Colorado, and declines to comment on the project. Thank You for your time. Sincerely Merle Marks- THPO

From: [WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP](#)
To: [BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP](#); [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](#)
Subject: FW: Kiowa Tribe response regarding Gateway Visitor Center Complex
Date: Wednesday, April 3, 2019 3:19:19 PM

Tribe interested in pPA.

Corine Weiss, RA
Portfolio Optimization Chief
10CES/CENP
USAFA, CO 80840
719-333-5414/DSN 333-5414

From: Ivy Smith <Ivy@tribaladminsivices.org>
Sent: Wednesday, April 03, 2019 3:13 PM
To: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>
Cc: Kellie J. Lewis <kellie@tribaladminsivices.org>
Subject: [Non-DoD Source] Kiowa Tribe response regarding Gateway Visitor Center Complex

Good Afternoon Ms. Weiss,

Our office is in receipt of correspondence dated March 15, 2019 regarding development of a Programmatic Agreement (PA) in regard to the Gateway Visitor Center Complex.

The Kiowa Tribe is interested in participating with development of the PA and becoming a signatory.

Please keep us apprised of the developments in this matter. Please feel free to contact our office with any questions.

Have a pleasant evening,

Ivy Smith
Kiowa Tribe Office of Historic Preservation
PO Box 50
Carnegie, OK 73015
(405) 203-2874

From: [WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP](#)
To: [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](#); [BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP](#)
Subject: FW: Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center
Date: Wednesday, April 10, 2019 11:39:28 AM
Attachments: [4-10-2019 USAF Academy.pdf](#)

FYI. No adverse effect from Pawnee Nation!

V/r,
Corine Weiss, RA
Portfolio Optimization Chief
10CES/CENP
USAFA, CO 80840
719-333-5414/DSN 333-5414

From: Joseph Reed <jreed@pawneenation.org>
Sent: Wednesday, April 10, 2019 10:58 AM
To: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>
Subject: [Non-DoD Source] RE: Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center

Good morning,
I've attached our letter regarding your request for review from the Pawnee Nation on the True North Commons/Gateway project.
Thank you,

Matt Reed
Historic Preservation Officer
Pawnee Nation
PO Box 470
657 Harrison Street
Pawnee, Oklahoma 74058
(918) 762-2180
(918) 762-3662 fax
jreed@pawneenation.org

From: BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP <samantha.belding_ctr@us.af.mil>
Sent: Wednesday, March 20, 2019 1:22 PM
To: DBreuninger@mescaleroapachetribe.com; holly@mathpo.org;
roy.brown@northernarapaho.org; nathpodd@gmail.com;
brandon.woodenlegs@cheyennenation.com; teanna.limpy@cheyennenation.com;
karen.re@oglala.org; t.brings@oglala.org; Bruce Pratt <BPratt@pawneenation.org>; Joseph Reed <jreed@pawneenation.org>
Cc: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>; MCCORKLE,

JENNIFER L CTR USAF USAFA 10 CES/CENPP <jennifer.mccorkle.ctr@us.af.mil>

Subject: Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center

Dear Tribal Historic Preservation Officer and other stakeholders

This letter continues Section 106 consultation in accordance with the National Historic Preservation Act (NHPA) regarding the True North Commons/Gateway Visitor Center on the United States Air Force Academy (USAFA), located within the National Register (NR)-eligible USAFA Historic District (5EP.595). That package involved a proposal by the United States Air Force Academy (USAFA) and the United States Air Force (Air Force) to enter into an Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC (Blue & Silver).

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At the time of our original undertaking review, we believed there were sufficient project details regarding the construction of the Gateway Visitor Center Complex to determine effects to historic properties. Due to various changes to the development within the lease area, USAFA now considers the design too conceptual to provide determinations of effects resulting from future project work. As allowed by the National Historic Preservation Act (NHPA), USAFA now proposes the development of a project specific Programmatic Agreement (PA) as a more suitable way to resolve potential adverse effects that may result from multiple future undertakings whose *"effects on historic properties cannot be fully determined prior to approval of an undertaking"* (36 CFR § 800.14(b)(1)(ii)).

USAFA understands there is the potential for adverse effects to historic properties through the *"transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance"* (36 CFR § 800.5(a)(2)(vii)). As such, the proposed project PA, and the language in the EUL between USAFA and Blue & Silver, will both stipulate the roles and responsibilities pertaining to all future design standards and NHPA compliance.

Considering that the nature and scope of the original project has changed, USAFA has included additional stakeholders on this correspondence. Attachment 2 contains the current list of all

potential stakeholders. We respectfully request your comments on this action NLT April 22, 2019. In your response, please indicate if you would like to participate in the development of the project PA as a concurring party.

Please direct your response to Ms. Corine Weiss, Interim Cultural Resources Manager, 10 CES/CENP, corine.weiss@us.af.mil, (719) 333-5414, or at the address in the attached signed cover letter. We thank you for your review and assistance.

Please note, you will also be receiving hard copy documents of these email attachments.

Thank you,

//SIGNED//

SAMANTHA BELDING, MA, Ctr.
Cultural Resources Planner, 10 CES/CENPP, KIRA Facilities Services

8120 Edgerton Drive
USAF Academy, CO 80840
Desk: 719-333-0028
Cell: 719-440-9274

Pawnee Nation of Oklahoma

Wednesday, April 10, 2019

Lieutenant Colonel Jimmy J. Jeoun
Commander
10th Civil Engineering Squadron
8120 Edgerton Drive
Suite 40
USAF Academy, Colorado 80840

RE: Section 106 Consultation and Review on Trus North Commons/Gateway Visitor Center project

Dear Lt. Col. Jeoun,

The Pawnee Nation Office of Historic Preservation has received the information and materials requested for our Section 106 Review and Consultation. Consultation with the Pawnee Nation is required by Section 106 of the National Historic Preservation Act of 1966 (NHPA), and 36 CFR Part 800.

Given the information provided, you are hereby notified that the proposed project has no potential to adversely effect the cultural landscape of the Pawnee Nation. Therefore, in accordance with 36 CFR 800.4(d) (1), you may proceed with your proposed project. **However, please be advised that undiscovered properties may be encountered which must be immediately reported to us under both the NHPA and NAGPRA regulations.**

This information is provided to assist you in complying with 36 CFR Part 800 for Section 106 Consultation procedures. Should you have questions, please do not hesitate to contact me at jreed@pawneenation.org or by phone at 918-762-2180. Thank you for your time and consideration.

Sincerely,

Matt Reed
Historic Preservation Officer
Pawnee Nation of Oklahoma

Historic Preservation Office
Matt Reed
Phone: 918.762.2180 Fax: 918.762.3662
E-mail: jreed@pawneenation.org
P.O. Box 470
Pawnee, Oklahoma 74058

From: [BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP](#)
To: [Richard M. Begay](#)
Cc: [WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENPP](#); [MCCORKLE, JENNIFER L CTR USAF USAFA 10 CES/CENPP](#); [Timothy Begay](#); [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](#)
Subject: RE: Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center
Date: Friday, May 17, 2019 11:29:23 AM

Good morning Sir,

Thank you for the information. It will be included in the admin record.

Additionally, we will continue to include you in future Section 106 consultations on other projects.

Thank you,

//SIGNED//

SAMANTHA BELDING, MA, Ctr.
Cultural Resources Planner, 10 CES/CENPP, KIRA Facilities Services

8120 Edgerton Drive
USAF Academy, CO 80840
Desk: 719-333-0028
Cell: 719-440-9274

From: Richard M. Begay <r.begay@navajo-nsn.gov>
Sent: Friday, May 17, 2019 10:18 AM
To: BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP <samantha.belding.ctr@us.af.mil>
Cc: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENPP <corine.weiss@us.af.mil>; MCCORKLE, JENNIFER L CTR USAF USAFA 10 CES/CENPP <jennifer.mccorkle.ctr@us.af.mil>; Timothy Begay <tbegay@navajo-nsn.gov>
Subject: [Non-DoD Source] RE: Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center

Good morning

I understand that I've missed the deadline to respond to this request, but for the record the Navajo Nation declines to participate in the development of the project PA as a concurring party. However, please continue to send along any Section 106 consultations to my office.

Thank you,

Richard M Begay, Dep't Manager/THPO
NN Heritage & Historic Preservation Dep't

P.O. Box 4950
Window Rock, AZ 86515
Office: 928-871-7198
Mobile: 928-206-7099
Email: r.begay@navajo-nsn.gov
Website: www.hpd.navajo-nsn.gov

From: BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP <samantha.belding_ctr@us.af.mil>
Sent: Wednesday, March 20, 2019 12:34 PM
To: tribalsecretary@picurisueblo.org; info@nnovp.org; Richard M. Begay <r.begay@navajo-nsn.gov>; governor@cochiti.org; Timothy.Menchego@santaana-nsn.gov; bchavarria@santaclarapueblo.org; bvierra@sanipueblo.org; terri.parton@wichtatribe.com; gary.mcadams@wichtatribe.com
Cc: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>; MCCORKLE, JENNIFER L CTR USAF USAFA 10 CES/CENPP <jennifer.mccorkle_ctr@us.af.mil>
Subject: Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center

Dear Tribal Historic Preservation Officer and other stakeholders

This letter continues Section 106 consultation in accordance with the National Historic Preservation Act (NHPA) regarding the True North Commons/Gateway Visitor Center on the United States Air Force Academy (USAFA), located within the National Register (NR)-eligible USAFA Historic District (SEP.595). That package involved a proposal by the United States Air Force Academy (USAFA) and the United States Air Force (Air Force) to enter into an Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC (Blue & Silver).

The EUL area will contain 57 acres of real property for the purpose of completing the True North Commons/Gateway Visitor Center commercial development project. The development area will be highlighted by a new Visitor Center to the Academy, along with other commercial and retail development. The EUL area is located near USAFA's northeastern boundary, west of Interstate 25 (I-25), and bisected by North Gate Boulevard, which will not be included in the lease.

The area proposed for development is currently vacant except for a parking area for public access to the El Paso County recreational path called the New Regional Santa Fe Trail, and will be divided into five parcels (A-E): Gateway Visitor Center (Parcel A); a luxury destination hotel, business hotel, and conference center (Parcel B); supporting retail/recreational development (Parcel C); office space (Parcel D); and open space (Parcel E) (Attachment 1). The terms of the lease will be for a minimum of 50 years and a maximum of 75 years.

At the time of our original undertaking review, we believed there were sufficient project details regarding the construction of the Gateway Visitor Center Complex to determine effects to historic properties. Due to various changes to the development within the lease area, USAFA now considers the design too conceptual to provide determinations of effects resulting from future project work.

As allowed by the National Historic Preservation Act (NHPA), USAFA now proposes the development of a project specific Programmatic Agreement (PA) as a more suitable way to resolve potential adverse effects that may result from multiple future undertakings whose *"effects on historic properties cannot be fully determined prior to approval of an undertaking"* (36 CFR § 800.14(b)(1)(ii)).

USAFA understands there is the potential for adverse effects to historic properties through the *"transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance"* (36 CFR § 800.5(a)(2)(vii)). As such, the proposed project PA, and the language in the EUL between USAFA and Blue & Silver, will both stipulate the roles and responsibilities pertaining to all future design standards and NHPA compliance.

Considering that the nature and scope of the original project has changed, USAFA has included additional stakeholders on this correspondence. Attachment 2 contains the current list of all potential stakeholders. We respectfully request your comments on this action NLT April 22, 2019. In your response, please indicate if you would like to participate in the development of the project PA as a concurring party.

Please direct your response to Ms. Corine Weiss, Interim Cultural Resources Manager, 10 CES/CENP, corine.weiss@us.af.mil, (719) 333-5414, or at the address in the attached signed cover letter. We thank you for your review and assistance.

Please note, you will also be receiving hard copy documents of these email attachments.

Thank you,

//SIGNED//

SAMANTHA BELDING, MA, Ctr.
Cultural Resources Planner, 10 CES/CENPP, KIRA Facilities Services

8120 Edgerton Drive
USAF Academy, CO 80840
Desk: 719-333-0028
Cell: 719-440-9274

From: [Teanna Limpy](#)
To: [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](#)
Cc: [WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP](#)
Subject: [Non-DoD Source] RE: Follow-up - Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center
Date: Wednesday, May 1, 2019 10:03:21 AM

Mr. Schriever,

Because of the uncertainty of the potential impacts this undertaking may have to consulting tribes, as well as stakeholders, we recommend that a PA be drafted and circulated between interested parties. Otherwise, a meeting and site visit may work best. It will assist everyone involved in gaining a better view of the area and a greater understanding of how the project will impact the landscape holistically. Also, please forward any Class III Survey Reports that pertain to this specific undertaking. Thank you for consulting with our office. Please contact us directly at 406-477-4839, if you have further questions regarding this correspondence.

Thanks,

Teanna Limpy, THPO
Tribal Historic Preservation Office
Northern Cheyenne Tribe
14 E. Medicine Lodge Drive
P.O. Box 128
Lame Deer, MT. 59043
Work: (406) 477-4839/4838
Cell: (406) 850-7691

From: SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP
[mailto:bernard.schriever.ctr@us.af.mil]
Sent: Monday, April 29, 2019 2:16 PM
To: Chairman@lbst.org; clairgreenoffice@gmail.com; ablazer@mescaleroapachetribe.com; holly@mathpo.org; lee.spoonhunter@northernarapaho.com; nathpodd@gmail.com; Maxine.limberhand@cheyennenation.com; teanna.limpy@cheyennenation.com
Cc: BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP <samantha.belding.ctr@us.af.mil>; WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>
Subject: Follow-up - Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center

Dear Tribal Historic Preservation Officer and other stakeholders

In a letter dated March 15, 2019, the United States Air Force Academy (USAFA) requested comments on the proposal of the United States Air Force (Air Force) to enter into an Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC (Blue & Silver) no later than April 22, 2019. Additionally, the USAFA requested a response at that time indicating whether you would like to participate in the development of the project PA as a concurring party. These letters were provided by mail and email. We have not received a response from you to these requests, and are

thus following up to ensure you do not have comments and do not want to participate in developing a project PA for the proposed lease.

If you do have comments or would like to participate in the developing the project PA for the project, please direct your response to Ms. Corine Weiss, Interim Cultural Resources Manager, 10 CES/CENP, corine.weiss@us.af.mil, (719) 333-5414, or at the address below. We thank you for your review and assistance.

Lt Colonel Jimmy J. Jeoun
Commander 10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
USAF Academy CO 80840-2400

Thank you,

//SIGNED//

Bernard Schriever, Ctr.
Cultural Resources Planner, 10 CES/CENPP, KIRA Facilities Services

8120 Edgerton Drive
USAF Academy, CO 80840
Desk: 719-333-8375
Cell: 970-901-4999

From: [BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP](#)
To: teanna.limpy@cheyennation.com
Cc: [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](#); [WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP](#); [MCCORKLE, JENNIFER L CTR USAF USAFA 10 CES/CENPP](#); [WELCH, ELISABETH A CTR USAF USAFA 10 CES/CENPP](#)
Subject: FW: [Non-DoD Source] RE: Follow-up - Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center
Date: Tuesday, May 7, 2019 12:33:09 PM

Good morning Ms. Limpy,

Thank you for allowing us to reach out and discuss the Enhanced Use Lease (EUL) for the True North Commons/Gateway Visitor's Center.

Per our conversation, we understand that the Northern Cheyenne Tribe wishes to participate in the development of the project Programmatic Agreement (PA) for the Enhanced Use Lease (EUL) for the True North Commons/Gateway Visitor's Center.

Additionally, as discussed, if you cannot relocate the survey report associated with the EUL area (titled "A Class III Cultural Resource inventory and potential visual impacts analysis for the US Air Force Academy Visitor's Center, El Paso County, CO"), we would be more than happy to mail you a copy.

For your information, going forward the project timeline for compliance procedures will include the following:

1. Consultation and finalization of the project PA for the lease undertaking.
2. Public comment period on the associated Environmental Assessment - Currently the analyses to compose the EA are ongoing. When the EA is ready for public comment, we can provide you with a copy. All comments on the EA are welcome.
3. Physical development of the lease area will be addressed, analyzed, and consulted upon will all appropriate stakeholders in the future under separate Section 106 actions following the procedures outlines in the project PA.

Thank you,

//SIGNED//

SAMANTHA BELDING, MA, Ctr.
Cultural Resources Planner, 10 CES/CENPP, KIRA Facilities Services

8120 Edgerton Drive
USAF Academy, CO 80840
Desk: 719-333-0028
Cell: 719-440-9274

From: SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP <bernard.schriever.ctr@us.af.mil>
Sent: Wednesday, May 01, 2019 11:10 AM
To: BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP <samantha.belding.ctr@us.af.mil>
Subject: FW: [Non-DoD Source] RE: Follow-up - Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center

From: Teanna Limpy <teanna.limpy@cheyennenation.com>
Sent: Wednesday, May 1, 2019 9:54 AM
To: SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP <bernard.schriever.ctr@us.af.mil>
Cc: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>
Subject: [Non-DoD Source] RE: Follow-up - Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center

Mr. Schriever,

Because of the uncertainty of the potential impacts this undertaking may have to consulting tribes, as well as stakeholders, we recommend that a PA be drafted and circulated between interested parties. Otherwise, a meeting and site visit may work best. It will assist everyone involved in gaining a better view of the area and a greater understanding of how the project will impact the landscape holistically. Also, please forward any Class III Survey Reports that pertain to this specific undertaking. Thank you for consulting with our office. Please contact us directly at 406-477-4839, if you have further questions regarding this correspondence.

Thanks,

Teanna Limpy, THPO
Tribal Historic Preservation Office
Northern Cheyenne Tribe
14 E. Medicine Lodge Drive
P.O. Box 128
Lame Deer, MT. 59043
Work: (406) 477-4839/4838
Cell: (406) 850-7691

From: SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP
<<mailto:bernard.schriever.ctr@us.af.mil>>
Sent: Monday, April 29, 2019 2:16 PM
To: Chairman@lbst.org; clairgreenoffice@gmail.com; ablazer@mescaleroapachetribe.com;
holly@mathpo.org; lee.spoonhunter@northernarapaho.com; nathpodd@gmail.com;
Maxine.limberhand@cheyennenation.com; teanna.limpy@cheyennenation.com
Cc: BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP <samantha.belding.ctr@us.af.mil>;
WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>

Subject: Follow-up - Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center

Dear Tribal Historic Preservation Officer and other stakeholders

In a letter dated March 15, 2019, the United States Air Force Academy (USAFA) requested comments on the proposal of the United States Air Force (Air Force) to enter into an Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC (Blue & Silver) no later than April 22, 2019. Additionally, the USAFA requested a response at that time indicating whether you would like to participate in the development of the project PA as a concurring party. These letters were provided by mail and email. We have not received a response from you to these requests, and are thus following up to ensure you do not have comments and do not want to participate in developing a project PA for the proposed lease.

If you do have comments or would like to participate in the developing the project PA for the project, please direct your response to Ms. Corine Weiss, Interim Cultural Resources Manager, 10 CES/CENP, corine.weiss@us.af.mil, (719) 333-5414, or at the address below. We thank you for your review and assistance.

Lt Colonel Jimmy J. Jeoun
Commander 10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
USAF Academy CO 80840-2400

Thank you,

//SIGNED//

Bernard Schriever, Ctr.
Cultural Resources Planner, 10 CES/CENPP, KIRA Facilities Services

8120 Edgerton Drive
USAF Academy, CO 80840
Desk: 719-333-8375
Cell: 970-901-4999

From: [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](#)
To: ["Ben Rhodd"](#)
Cc: [BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP](#); [WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENPP](#)
Subject: RE: [Non-DoD Source] Re: Follow-up - Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center
Date: Monday, April 29, 2019 4:28:00 PM

Hello Sir

Thank you for your response. We will make sure the Rosebud Sioux Tribe are included in all further consultation on the project PA for the Enhanced Use Lease for the True North Commons/Gateway Visitor Center.

Thank you,

//SIGNED//

Bernard Schriever, Ctr.
Cultural Resources Planner, 10 CES/CENPP, KIRA Facilities Services

8120 Edgerton Drive
USAF Academy, CO 80840
Desk: 719-333-8375
Cell: 970-901-4999

From: Ben Rhodd <brhodd1@yahoo.com>
Sent: Monday, April 29, 2019 3:36 PM
To: SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP <bernard.schriever.ctr@us.af.mil>
Subject: [Non-DoD Source] Re: Follow-up - Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center

Ms. Weiss,

The Rosebud Sioux Tribe sends its greetings and apology for not responding in a timely manner to your previous request. Actually, several requests for consultation and conference calls came in on the same day and yours slipped through the communication lines within our Office infrastructure.

We will and are interested in participating in the development of the PA and will await your response.

Thank you for your time and consideration of this communique'.

Sincerely,

Ben Rhodd
Tribal Historic Preservation Officer
Rosebud Sioux Tribe
Email: brhodd1@yahoo.com
Ph.- 605-7474255

On Monday, April 29, 2019, 2:24:11 PM MDT, SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP <bernard.schriever.ctr@us.af.mil> wrote:

Dear Tribal Historic Preservation Officer and other stakeholders

In a letter dated March 15, 2019, the United States Air Force Academy (USAFA) requested comments on the proposal of the United States Air Force (Air Force) to enter into an Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC (Blue & Silver) no later than April 22, 2019. Additionally, the USAFA requested a response at that time indicating whether you would like to participate in the development of the project PA as a concurring party. These letters were provided by mail and email. We have not received a response from you to these requests, and are thus following up to ensure you do not have comments and do not want to participate in developing a project PA for the proposed lease.

If you do have comments or would like to participate in the developing the project PA for the project, please direct your response to Ms. Corine Weiss, Interim Cultural Resources Manager, 10 CES/CENP, corine.weiss@us.af.mil, (719) 333-5414, or at the address below. We thank you for your review and assistance.

Lt Colonel Jimmy J. Jeoun

Commander 10th Civil Engineer Squadron

8120 Edgerton Drive, Suite 40

USAF Academy CO 80840-2400

Thank you,

//SIGNED//

Bernard Schriever, Ctr.

Cultural Resources Planner, 10 CES/CENPP, KIRA Facilities Services

8120 Edgerton Drive

USAF Academy, CO 80840

Desk: 719-333-8375

Cell: 970-901-4999

From: [WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP](#)
To: [BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP](#); [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](#)
Subject: FW: PA development for True North Commons/Gateway Visitor Center
Date: Wednesday, April 24, 2019 7:03:44 AM

As expected...

Corine Weiss, RA
Portfolio Optimization Chief
10CES/CENP
USAFA, CO 80840
719-333-5414/DSN 333-5414

From: Atencio, Cassandra <catencio@southernute-nsn.gov>
Sent: Tuesday, April 23, 2019 5:20 PM
To: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>
Cc: Watts, Xavier <xwatts@southernute-nsn.gov>; Briggs, Garrett <gbriggs@southernute-nsn.gov>
Subject: [Non-DoD Source] PA development for True North Commons/Gateway Visitor Center

Good Afternoon Ms. Weis,
We are commenting that we would like to enter into Section 106 consultation and participate in the development of the Programmatic Agreement as concurring party and tribe.
The Air Force Academy contains sites that are considered of cultural and religious significance, as does the landscape. We are concerned about the viewshed to Tava Kahv (Pikes Peak) as we consider this area to be a part of the Mouache band of Utes ancestral and aboriginal territory.
Thank you,

Cassandra J. Atencio

NAGPRA Coordinator
Southern Ute Culture Dept.
catencio@southernute-nsn.gov
sunagpra@southernute-nsn.gov
(970) 563-2989
Fax: (970) 563-1098

From: [WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP](#)
To: [BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP](#); [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](#)
Subject: FW: Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC
Date: Tuesday, May 07, 2019 7:42:37 AM

Another interested tribe.

Corine Weiss, RA
Portfolio Optimization Chief
10CES/CENP
USAFA, CO 80840
719-333-5414/DSN 333-5414

-----Original Message-----

From: Pete Coffey <pcoffey@mhanation.com>
Sent: Wednesday, May 01, 2019 11:10 AM
To: WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP <corine.weiss@us.af.mil>
Subject: [Non-DoD Source] Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC

corine:

the MHA Nation THP office would like to be considered a concurring party in regard to the development of the Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC. please keep me apprised of all future activities.

Pete Coffey
Compliance Officer
TAT-THPO
404 Frontage Road,
New Town, ND, 58763
W: 701.862.2474
C: 701.421.8710

Thought creates Reality...

From: [Betsy Chapoose](#)
To: [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](#)
Subject: [Non-DoD Source] RE: Phone Conversation regarding USAFA EUL
Date: Tuesday, May 14, 2019 2:47:17 PM

That is correct.

Betsy Chapoose

From: SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP <bernard.schriever.ctr@us.af.mil>
Sent: Tuesday, May 7, 2019 11:35 AM
To: Betsy Chapoose <BetsyC@utetribe.com>
Cc: BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP <samantha.belding.ctr@us.af.mil>
Subject: Phone Conversation regarding USAFA EUL

Hello Ms. Chapoose

It was great to talk with you today. May your travel be safe.

I am contacting you to confirm, per our conversation, that the Ute Indian Tribe of the Uintah & Ouray Reservation have no comments about the EUL (extended use lease) that the United States Air Force Academy intends to sign with Blue and Silver Development Partners for development of a visitor center area at the North Gate of the Academy.

I also forward your interest in the ethnographic study of plants on the USAFA to our staff.

Thank you,

//SIGNED//

Bernard Schriever, Ctr.
Cultural Resources Planner, 10 CES/CENPP, KIRA Facilities Services

8120 Edgerton Drive
USAF Academy, CO 80840
Desk: 719-333-8375
Cell: 970-901-4999

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From: [SCHRIEVER, BERNARD A II CTR USAF USAFA 10 CES/CENPP](#)
To: BetsyC@utetribes.com
Cc: [BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP](#)
Subject: Phone Conversation regarding USAFA EUL
Date: Tuesday, May 7, 2019 11:35:00 AM

Hello Ms. Chapoose

It was great to talk with you today. May your travel be safe.

I am contacting you to confirm, per our conversation, that the Ute Indian Tribe of the Uintah & Ouray Reservation have no comments about the EUL (extended use lease) that the United States Air Force Academy intends to sign with Blue and Silver Development Partners for development of a visitor center area at the North Gate of the Academy.

I also forward your interest in the ethnographic study of plants on the USAFA to our staff.

Thank you,

//SIGNED//

Bernard Schriever, Ctr.
Cultural Resources Planner, 10 CES/CENPP, KIRA Facilities Services

8120 Edgerton Drive
USAF Academy, CO 80840
Desk: 719-333-8375
Cell: 970-901-4999

From: [BELDING, SAMANTHA J CTR USAF USAFA 10 CES/CENPP](#)
To: [apachechairman@gmail.com](#); [fazure@fortpecktribes.net](#); [d.voupees@fortpecktribes.net](#); [rwassana@c-a-tribes.org](#); [mbear@c-a-tribes.org](#); [mdemery@c-a-tribes.org](#); [haroldcfrazier@yahoo.com](#); [stevev.crstores@outlook.com](#); [williamn@comanchenation.com](#); [martinac@comanchenation.com](#)
Cc: [WETSS, CORINE C GS-13 USAF USAFA 10 CES/CENP](#); [MCCORKLE, JENNIFER L CTR USAF USAFA 10 CES/CENPP](#)
Subject: Request for Comments: USAF Academy, CO Development of Enhanced Use Lease for the True North Commons/Gateway Visitor Center
Date: **Wednesday, March 20, 2019 12:10:01 PM**
Attachments: [Sgnd Tribes Others Cvr Ltr EUL.pdf](#)
[THPO Other Atchs 1-2.pdf](#)

Dear Tribal Historic Preservation Officer and other stakeholders

This letter continues Section 106 consultation in accordance with the National Historic Preservation Act (NHPA) regarding the True North Commons/Gateway Visitor Center on the United States Air Force Academy (USAFA), located within the National Register (NR)-eligible USAFA Historic District (5EP.595). That package involved a proposal by the United States Air Force Academy (USAFA) and the United States Air Force (Air Force) to enter into an Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC (Blue & Silver).

The EUL area will contain 57 acres of real property for the purpose of completing the True North Commons/Gateway Visitor Center commercial development project. The development area will be highlighted by a new Visitor Center to the Academy, along with other commercial and retail development. The EUL area is located near USAFA's northeastern boundary, west of Interstate 25 (I-25), and bisected by North Gate Boulevard, which will not be included in the lease.

The area proposed for development is currently vacant except for a parking area for public access to the El Paso County recreational path called the New Regional Santa Fe Trail, and will be divided into five parcels (A-E): Gateway Visitor Center (Parcel A); a luxury destination hotel, business hotel, and conference center (Parcel B); supporting retail/recreational development (Parcel C); office space (Parcel D); and open space (Parcel E) (Attachment 1). The terms of the lease will be for a minimum of 50 years and a maximum of 75 years.

At the time of our original undertaking review, we believed there were sufficient project details regarding the construction of the Gateway Visitor Center Complex to determine effects to historic properties. Due to various changes to the development within the lease area, USAFA now considers the design too conceptual to provide determinations of effects resulting from future project work. As allowed by the National Historic Preservation Act (NHPA), USAFA now proposes the development of a project specific Programmatic Agreement (PA) as a more suitable way to resolve potential adverse effects that may result from multiple future undertakings whose *"effects on historic properties cannot be fully determined prior to approval of an undertaking"* (36 CFR § 800.14(b)(1)(ii)).

USAFA understands there is the potential for adverse effects to historic properties through the *"transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance"* (36 CFR § 800.5(a)(2)(vii)). As such, the proposed project PA, and the language in the EUL between USAFA and Blue & Silver, will both stipulate the roles and responsibilities pertaining to

all future design standards and NHPA compliance.

Considering that the nature and scope of the original project has changed, USAFA has included additional stakeholders on this correspondence. Attachment 2 contains the current list of all potential stakeholders. We respectfully request your comments on this action NLT April 22, 2019. In your response, please indicate if you would like to participate in the development of the project PA as a concurring party.

Please direct your response to Ms. Corine Weiss, Interim Cultural Resources Manager, 10 CES/CENP, corine.weiss@us.af.mil, (719) 333-5414, or at the address in the attached signed cover letter. We thank you for your review and assistance.

Please note, you will also be receiving hard copy documents of these email attachments.

Thank you,

//SIGNED//

SAMANTHA BELDING, MA, Ctr.
Cultural Resources Planner, 10 CES/CENPP, KIRA Facilities Services

8120 Edgerton Drive
USAF Academy, CO 80840
Desk: 719-333-0028
Cell: 719-440-9274



DEPARTMENT OF THE AIR FORCE
10TH CIVIL ENGINEER SQUADRON
USAF ACADEMY COLORADO

15 March 2019

Lieutenant Colonel Jimmy J. Jeoun
Commander
10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
USAF Academy CO 80840-2400

Dear Tribal Historic Preservation Officer and other stakeholders

This letter continues Section 106 consultation in accordance with the National Historic Preservation Act (NHPA) regarding the True North Commons/Gateway Visitor Center on the United States Air Force Academy (USAFA), located within the National Register (NR)-eligible USAFA Historic District (5EP.595). That package involved a proposal by the United States Air Force Academy (USAFA) and the United States Air Force (Air Force) to enter into an Enhanced Use Lease (EUL) with Blue & Silver Development Partners, LLC (Blue & Silver).

The EUL area will contain 57 acres of real property for the purpose of completing the True North Commons/Gateway Visitor Center commercial development project. The development area will be highlighted by a new Visitor Center to the Academy, along with other commercial and retail development. The EUL area is located near USAFA's northeastern boundary, west of Interstate 25 (I-25), and bisected by North Gate Boulevard, which will not be included in the lease.

The area proposed for development is currently vacant except for a parking area for public access to the El Paso County recreational path called the New Regional Santa Fe Trail, and will be divided into five parcels (A-E): Gateway Visitor Center (Parcel A); a luxury destination hotel, business hotel, and conference center (Parcel B); supporting retail/recreational development (Parcel C); office space (Parcel D); and open space (Parcel E) (Attachment 1). The terms of the lease will be for a minimum of 50 years and a maximum of 75 years.

At the time of our original undertaking review, we believed there were sufficient project details regarding the construction of the Gateway Visitor Center Complex to determine effects to historic properties. Due to various changes to the development within the lease area, USAFA now considers the design too conceptual to provide determinations of effects resulting from future project work. As allowed by the National Historic Preservation Act (NHPA), USAFA now proposes the development of a project specific Programmatic Agreement (PA) as a more suitable way to resolve potential adverse effects that may result from multiple future undertakings whose *"effects on historic properties cannot be fully determined prior to approval of an undertaking"* (36 CFR § 800.14(b)(1)(ii)).

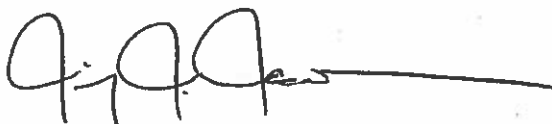
USAFA understands there is the potential for adverse effects to historic properties through the *"transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's*

historic significance" (36 CFR § 800.5(a)(2)(vii)). As such, the proposed project PA, and the language in the EUL between USAFA and Blue & Silver, will both stipulate the roles and responsibilities pertaining to all future design standards and NHPA compliance.

Considering that the nature and scope of the original project has changed, USAFA has included additional stakeholders on this correspondence. Attachment 2 contains the current list of all potential stakeholders. We respectfully request your comments on this action NLT April 22, 2019. In your response, please indicate if you would like to participate in the development of the project PA as a concurring party.

Please direct your response to Ms. Corine Weiss, Interim Cultural Resources Manager, 10 CES/CENP, corine.weiss@us.af.mil, (719) 333-5414, or at the above address. We thank you for your review and assistance.

Sincerely

A handwritten signature in black ink, appearing to read 'J. Jeoun', followed by a long horizontal line extending to the right.

JIMMY J. JEOUN, Lt Col, USAF

Attachments:

1. Project Area Historic Photos and Renderings of Proposed Development
2. Consulting/Interested Stakeholder List

ATTACHMENT 1
Project Area Historic Photos and Renderings of Proposed Development

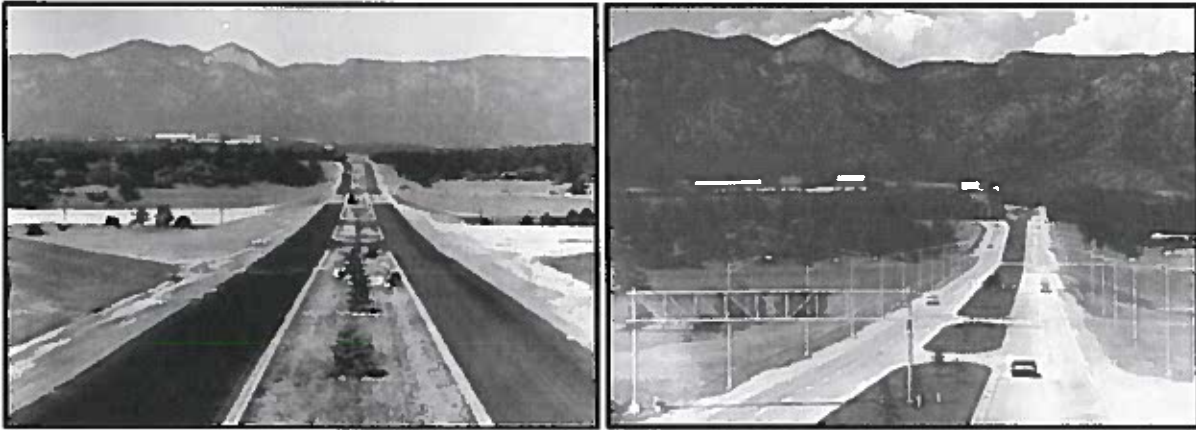


Exhibit 1: Historic views along North Gate Boulevard. ((Left) 1958; (Right) 1962).



Exhibit 2: Historic aerial photograph of North Gate interchange ((Left) December 1957; (Right) May 1958).



Exhibit 3: Proposed layout of the EUL Area with parcels A-E identified and proposed development.

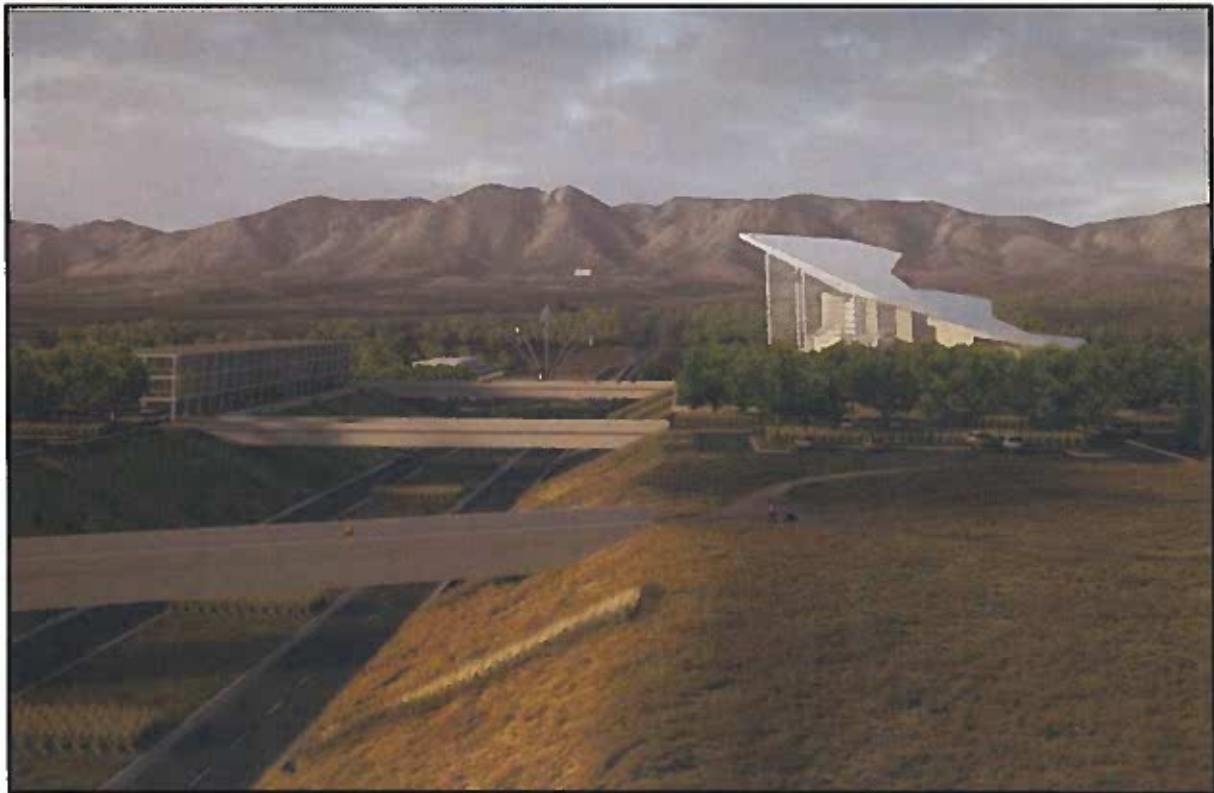


Exhibit 4: Preliminary rendering of the views from the Interstate 25 traffic corridor of the proposed True North Commons/Gateway Visitor Center within the EUL area.



Exhibit 5: Preliminary rendering of the proposed development of the True North Commons/Gateway Visitor Center within the EUL area.

ATTACHMENT 2
Consulting/Interested Stakeholder List.

Apache Tribe of Oklahoma
Assiniboine and Sioux Tribes of the Fort Peck Indian Reservation
Cheyenne and Arapaho Tribes of Oklahoma
Cheyenne River Sioux Tribe
Comanche Nation of Oklahoma
Crow Creek Sioux Tribe
Crow Nation
Eastern Shoshone Tribe of Wind River Reservation
Flandreau Santee Sioux Tribe of South Dakota
Fort Belknap Indian Community
Fort Sill Apache Tribe
Jicarilla Apache Tribe
Kiowa Tribe of Oklahoma
Lower Brule Sioux Tribe of the Lower Brule Reservation
Mescalero Apache Tribe
Northern Arapaho Tribe
Northern Cheyenne Tribe
Oglala Sioux Tribe
Pawnee Nation of Oklahoma
Pueblo of Taos
Pueblo of Zuni
Rosebud Sioux Tribe
Santee Sioux Nation
Southern Ute Indian Tribe
Spirit Lake Nation
Standing Rock Sioux Tribe
Three Affiliated Tribes of the Mandan, Hidatsa & Arikara Nation
Upper Sioux Indian Community
Ute Indian Tribe of the Uintah & Ouray Reservation
Ute Mountain Ute Tribe
Yankton Sioux Tribe
Navajo Nation
Pueblo de Cochiti
Pueblo of Picuris
Pueblo of Santa Ana
Pueblo of Santa Clara
San Ildefonso Pueblo
Wichita and Affiliated Tribes of Oklahoma

Colorado State Historic Preservation Office
Advisory Council on Historic Preservation
National Park Service

City of Monument
City of Colorado Springs
El Paso County
Colorado Department of Transportation

Western Museum of Mining and Industry



**DEPARTMENT OF THE AIR FORCE
10TH CIVIL ENGINEER SQUADRON
USAF ACADEMY COLORADO**

JUL 13 2018

Lieutenant Colonel Eric E. Rollman
Commander
10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
USAF Academy CO 80840-2400

Mr. Steve Turner, AIA
Colorado Historical Society
1200 Broadway
Denver CO 80203

Dear Mr. Turner

The United States Air Force (Air Force) entered into an Enhanced Use Lease (EUL) agreement with Blue and Silver Development Partners, LLC (Blue and Silver) for construction and operation of a 57-acre Gateway Visitor Center Complex on United States Air Force Academy (USAFA) property. The 57-acre parcel is divided into two distinct districts: "District One" located north of North Gate Boulevard; and "District Two", located south of North Gate Boulevard. The Air Force is actively negotiating ground leases for each district with Blue and Silver. The ground lease duration for District One is 50 years. The ground lease duration for District Two is 75-99 years.

The proposed 57-acre undertaking is located proximate to the northeastern boundary of the National Register (NR)-eligible USAFA Historic District (5EP.595). The Cadet Area National Historic Landmark (NHL) District (5EP.4680) is located approximately two and one-half miles due west of the parcel.

The public-private partnership between Blue and Silver; the City of Colorado Springs (COS); and Air Force for the proposed Gateway Visitor Center Complex is part of COS' "City for Champions" initiative to construct four venues to attract tourists to the Pikes Peak region. Supported by Governor John Hickenlooper, COS Mayor John Suthers, and former U.S. Olympic Committee CEO Scott Blackmun; the initiative will be funded, in part, by \$120.5 million in sales tax money provided over 30 years under Colorado's Regional Tourism Act. The Air Force will receive approximately \$13 million for the Gateway Visitor Center Complex venue.

The 1955 Skidmore, Owings and Merrill USAFA Master Plan stipulated the North Gate be developed and maintained as the main entrance to USAFA. The Master Plan, and subsequent plan amendments, identified a specific site for a bus station and information center. This

location coincides with the proposed location of the 37,000 square foot Visitor Center and is sited in accordance with USAFA's 2018 Installation Development Plan.

The anchor for the proposed development will be the USAFA Visitor Center, located on an 11-acre parcel within District One on the north side of North Gate Boulevard. Highly visible from Interstate 25, the building will rise from the ground, recalling the ascent of an aircraft taking off. As the building form climbs, dramatic views of the Cadet Area NHL District (5EP.4680) and Front Range unfold from inside.

The Visitor Center will house a center for tourist information on the Pikes Peak region, exhibit space, and a gift shop selling USAFA merchandise. Proposed site amenities include a "Polaris Outdoor Plaza"; a 275-space parking lot to accommodate visitors; and parking for ten tour buses. The existing Barry Goldwater Visitor Center, located southwest of the Cadet Area NHL District (5EP.4680), will be repurposed.

Future construction activities within the Gateway Visitor Center Complex will recall Skidmore, Owings and Merrill's mid-century modern design of the Cadet Area with an emphasis on horizontal lines and the seven foot grid building module. A Design Review Board (DRB) composed of representatives from Blue and Silver; a design team composed of architects, engineers, planners; the Air Force; and USAFA will be established to review and approve preliminary through final design for development within the EUL parcel. Attachment 1 provides additional project details.

A Cultural Resources Survey completed in 1996 by University of Colorado at Colorado Springs (UCCS) indicates that historic and prehistoric cultural resources may be present on the property - isolates and potential sites were recorded; updated cultural resources survey data is being developed. The 57-acre parcel was undeveloped ranchland prior to Air Force acquisition of the property in the 1950s for establishment of the USAFA. Existing site features consist of undisturbed natural landscape; improved roadway; the North Gate entry control facility; the NR-eligible linear segment of the Atchison, Topeka, and Santa Fe Railroad grade embankment and trestle remnants; and a public use parking lot for the New Santa Fe Trail. The town site of Husted is located south of the EUL parcel.

In accordance with 36 CFR § 800.3 and Executive Order 13175, Consultation with Tribal Governments, USAFA will initiate government-to-government consultation with federally-recognized American Indian Tribes for the proposed undertaking.

In accordance with 36 CFR § 800.5(a), applying the criteria of adverse effect, we find the 57-acre EUL with Blue and Silver, and proposed construction of a Gateway Visitor Center Complex at the USAFA North Gate entrance, has the potential to alter the characteristics of the NR-eligible USAFA Historic District (5EP.595) in a manner that could diminish the integrity of the property's physical features within the property's setting that contribute to its historic significance.

USAFA proposes a finding of “adverse effect” for proposed construction of a Gateway Visitor Center Complex within the boundary of the NR-eligible USAFA Historic District (5EP.595). Development of, and negotiations for, a specific Project Programmatic Agreement for the Gateway Visitor Center Complex is not practicable at this time, as long range construction of infrastructure and facilities within the complex is dependent on funding.

In accordance with 36 CFR § 800.6(a)(1), USAFA has invited the Advisory Council on Historic Preservation (ACHP) to enter into this consultation in a letter dated 13 July 2018 (Attachment 2). Upon receipt of ACHP’s determination of participation as a consulting party, we seek to mitigate the adverse effects of the proposed undertaking through development of a Memorandum of Agreement with your office.

To mitigate the adverse effects of this undertaking, we recommend completion of a permanent display and/or educational handouts embracing the “pre-development history” of USAFA lands. Potential topics may include: American Indian occupation, infrastructure development (i.e., railroad, road network and water), and 20th Century farming/ranching activities.

Please refer questions to my POC, Ms. Victoria Williams at (719) 333-7341.

Sincerely


ERIC E. ROLLMAN, Lt Col, USAF

2 Attachments:

1. Project Description
2. ACHP invitation to consult, 13 July 2018

ATTACHMENT 1
PROJECT DESCRIPTION

Attachment 1

Project Description

**Construct Gateway Visitor Center Complex
United States Air Force Academy (USAFA)**

The United States Air Force (Air Force) entered into an Enhanced Use Lease (EUL) agreement with Blue and Silver Development Partners, LLC (Blue and Silver) for construction and operation of a 57-acre Gateway Visitor Center Complex on United States Air Force Academy (USAFA) property. The 57-acre parcel is divided into two distinct districts: “District One” located north of North Gate Boulevard; and, “District Two”, located south of North Gate Boulevard. The Air Force is actively negotiating ground leases for each district with Blue and Silver. The ground lease duration for District One is 50 years. The ground lease duration for District Two is 75-99 years.

The proposed 57-acre undertaking is located proximate to the northeastern boundary of the National Register (NR)-eligible USAFA Historic District (5EP.595). The Cadet Area National Historic Landmark (NHL) District (5EP.4680) is located approximately two and one-half miles due west of the parcel. Exhibit 1 illustrates the location of the proposed undertaking.

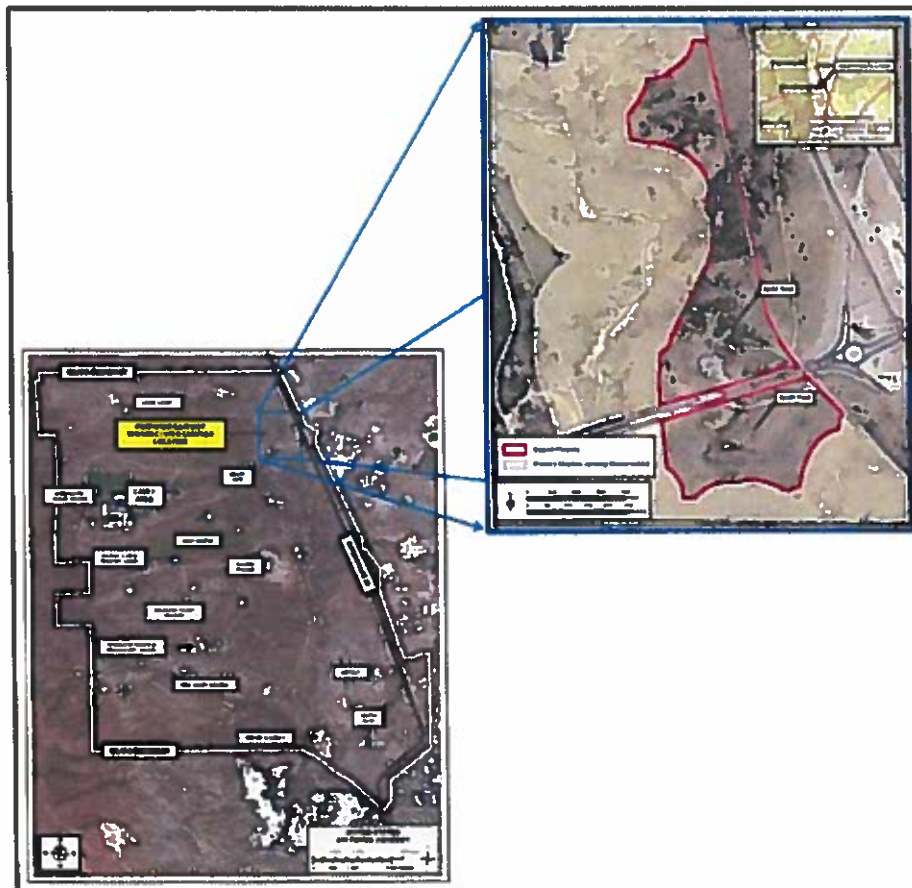


Exhibit 1: Aerial view of USAFA, highlighting the proposed 57-acre EUL parcel in red.

Background Information

On July 8, 2013, the City of Colorado Springs (COS) began pursuing procurement of supplemental funding with the Regional Tourism Act of the Colorado Office of Economic Development and International Trade. The Regional Tourism Act promotes diversification of the state’s economic base by providing a financing mechanism for attracting, constructing and operating large-scale regional tourism projects, which include tourism or entertainment facilities to attract significant investment and revenue from outside the state. The application, named “City for Champions,” highlighted four venues to diversify the economic impact of state and regional visitor attractions.

The public-private partnership between Blue and Silver; the City of Colorado Springs (COS); and Air Force for the proposed Gateway Visitor Center Complex, is part of COS’ “City for Champions” initiative to construct four venues to attract tourists to the Pikes Peak region. Supported by Governor John Hickenlooper, COS Mayor John Suthers, and former U.S. Olympic Committee CEO Scott Blackmun, the initiative will be funded, in part, by \$120.5 million in sales tax money provided over 30 years under Colorado’s Regional Tourism Act. The Air Force will receive approximately \$13 million for the Gateway Visitor Center Complex venue.

The location of the proposed undertaking is a 57-acre parcel that was undeveloped ranchland prior to Air Force acquisition of the property in the 1950s for establishment of the USAFA. Exhibit 2 documents “pre-acquisition” site conditions prior to Air Force acquisition of the property in 1954.



Exhibit 2: June 1954 aerial photograph depicting general terrain features.

The 1955 Skidmore, Owings and Merrill (SOM) USAFA Master Plan established the road network for the installation. USAFA is accessed through two main gates: the North Gate and South Gate. The plan stipulated the North Gate be developed and preserved as the main entrance to USAFA. The road network was then organized into two functional categories: a primary perimeter road system for accessing the major components of USAFA; and a secondary road system internal to each area. The perimeter road network was intended to allow the public to tour USAFA without intruding into military family housing and mission support areas.

Exhibit 3 presents a 1955 illustration of the proposed USAFA site plan drawn by Progressive Architecture's drafting editor, E.A. Bennett, published in the June 1955 edition of Progressive Architecture; and, the 1956 SOM Master Plan graphic identifying revised land use locations.

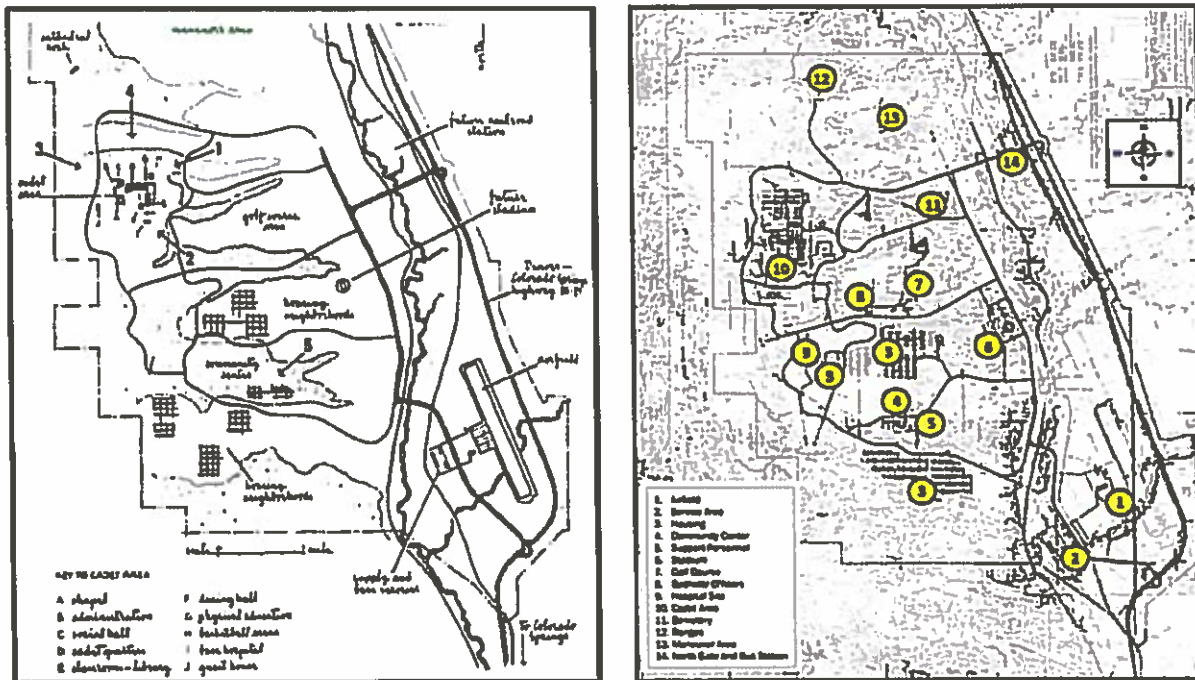


Exhibit 3: (Left) E.A. Bennett's June 1955 illustration of the proposed USAFA site plan. (Right) SOM's 1956 revised Master Plan.

The 1955 Master Plan terminated the North Gate entrance road at the east end of the golf course. In 1956, the road network was revised: the highway interchange and gate entrance was moved north and east to intersect the main perimeter loop. Both plans identified sites for a bus station, information center and railroad station: in 1955, located near Stadium Boulevard; and in 1956, closer to Highway 85/87 (Exhibit 4).



Exhibit 4: (Left) Plan view of the 1955 North Gate entrance terminating at the golf course. (Right) 1956 Master Plan location of North Gate entrance.

Exhibit 5 illustrates North Gate Boulevard site features in 1958 and 1962.

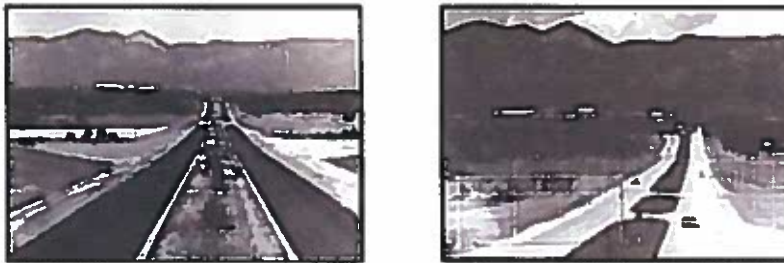


Exhibit 5: Views along North Gate Boulevard. (Left) 1958. (Right) 1962.

Exhibit 6 documents 1957 and 1958 property use within the proposed EUL parcel after construction of the Highway 85/87 interchange.



Exhibit 6: (Left) December 1957 aerial photograph of North Gate interchange. (Right) May 1958 Aerial photograph of the interchange. The proposed EUL parcel is highlighted in yellow.

Existing Conditions

Existing EUL parcel site features consist of undisturbed natural landscape; improved roadway; the North Gate entry control facility; the NR-eligible linear segment of the Atchison, Topeka, and Santa Fe (AT&SF) Railroad grade embankment and trestle remnants; and a public use parking lot for the New Santa Fe Trail. The town site of Husted is located south of the EUL parcel.

A Cultural Resources Survey completed in 1996 by University of Colorado at Colorado Springs (UCCS) indicates that historic and prehistoric cultural resources may be present on the property. Isolates and potential sites were recorded. A Cultural Resources Survey is under development for the 57-acre parcel. Existing Cultural Resource Inventory forms will be updated and new forms generated as part of the survey effort.

Area of Potential Effects (APE)

The APE for the proposed undertaking consists of viewsheds and view corridors, to include: off-base views along Interstate 25 and the surrounding community to the Cadet Area; and on-base views along North Gate Boulevard west to the Cadet Area and east toward the North Gate entrance. Linear segments of the NR-eligible AT&SF Railroad grade embankment and trestle remnants could potentially be impacted by construction activities associated with the Visitor Center. Long term APE impacts are not known at this time due to the conceptual nature of the end state of the Gateway Visitor Center Complex.

Project Details

The proposed project's development plan creates two districts with five distinct parcels bisected by North Gate Boulevard. District One, anchored by the proposed Visitor Center, is located north of North Gate Boulevard. District Two, located on the south half of the site features market driven uses. Two hotels are envisioned on the east side and an office complex on the west side of District Two. Exhibits 7 and 8 illustrate proposed district boundaries and parcel locations.

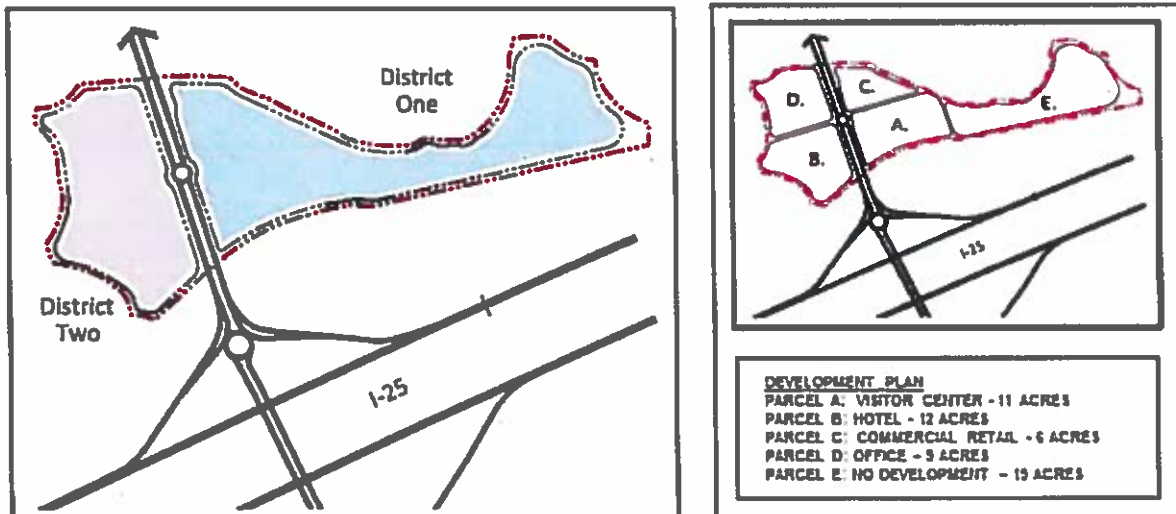


Exhibit 7: (Left) District boundary graphic. (Right) Development Plan parcel locations.



Exhibit 8: Development Plan parcel locations and proposed land use.

The districts will be connected by designing the proposed development's infrastructure and facilities using a 28-foot grid planning module (Exhibit 9).

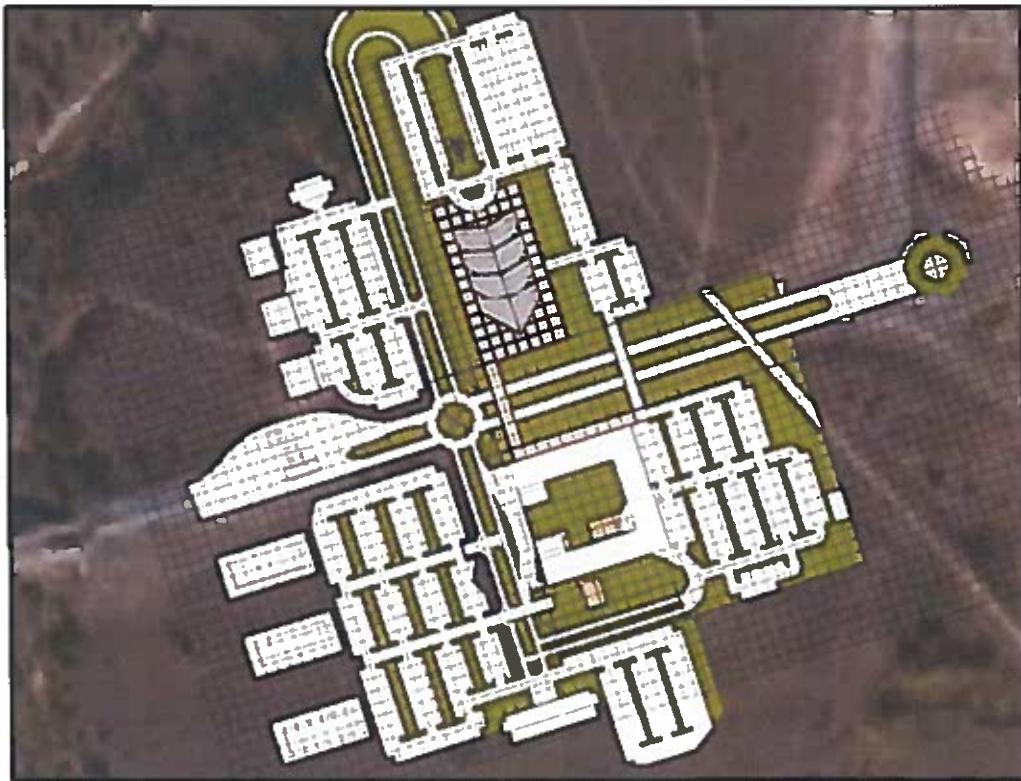


Exhibit 9: Proposed Visitor Center Complex site plan organization on the 28-foot grid module.

Formal vehicular approaches to Districts One and Two will establish a dramatic entry sequence for visitors. Access to parking areas will be provided from the north/south boulevard. A roundabout will be constructed east of the North Gate to provide traffic calming and wayfinding. The roundabout is planned to be an attractive feature to minimize the visitor's view of the North Gate entry control facility on the approach from Interstate 25. Pedestrian and vehicular bridge access across North Gate Boulevard will connect the districts (Exhibit 10).



Exhibit 10: Conceptual rendering of Gateway Visitor Center Complex, from Interstate 25, looking west toward the Cadet Area and Front Range. Pedestrian and vehicular bridge access is shown in the rendering's foreground; the Visitor Center is located on the right; and hotel on the left.

The Visitor Center, located on 11-acres within District One, Parcel "A", will anchor the Gateway Visitor Center Complex. Highly visible from northbound and southbound traffic travelling Interstate 25, the facility will rise from the ground, recalling the ascent of an aircraft taking off. As the structure's form climbs; dramatic views of the Cadet Area unfold from inside, evoking the history of the Air Force and the "long blue line" of USAFA graduates. Easy access from Interstate 25 will inspire impulse visits by tourists. Relocating the Visitor Center outside the security perimeter will increase ease of visitation for future visitors without travelling through the North Gate entry control facility.

The Visitor Center will feature a Pikes Peak Region tourist information center, exhibit space and a gift shop selling USAFA merchandise (Exhibit 11). Proposed site amenities include a "Polaris Outdoor Plaza"; a 275-space parking lot to accommodate visitors; and parking for ten tour buses. The site improvements will make the site more accessible to visitors of all types, including educational groups seeking to visit the Visitor Center and USAFA.

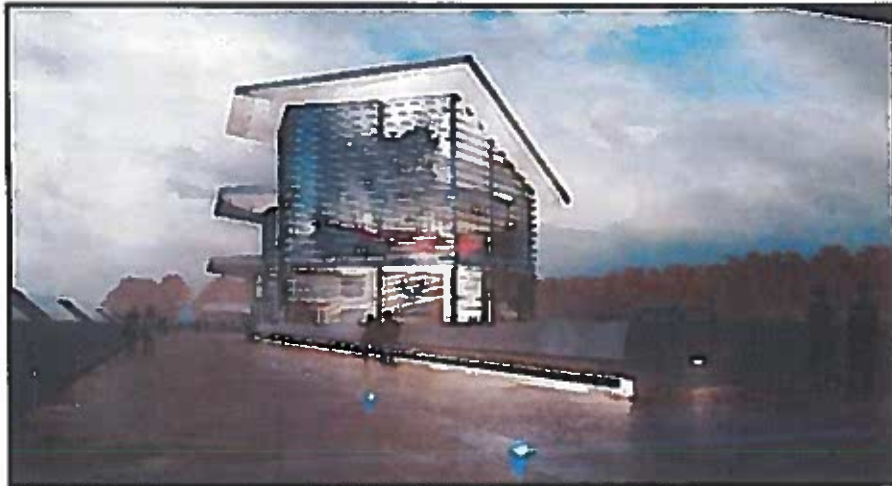


Exhibit 11: Conceptual rendering of Visitor Center from Polaris Plaza.

Facilities located in District Two, Parcels “B”, “C”, and “D” will be oriented toward the west with frontage and views to the Monument Creek drainage. Facility architecture in these parcels will recall Skidmore, Owings and Merrill’s mid-century modern design of the Cadet Area with an emphasis on horizontal lines. Natural site features, landscape and topography penetrate in between and around the buildings to create a softer edge, providing flexibility for a variety of different market driven building footprints and sizes.

Plaza spaces will surround the Visitor Center and hotels. Formal landscape treatment within each parcel will create an abrupt transition to the natural landscape of the surrounding site; emphasizing the transition between the man-made and the natural environments encountered installation-wide. Exhibit 12 is a conceptual rendering of the complex when fully developed.

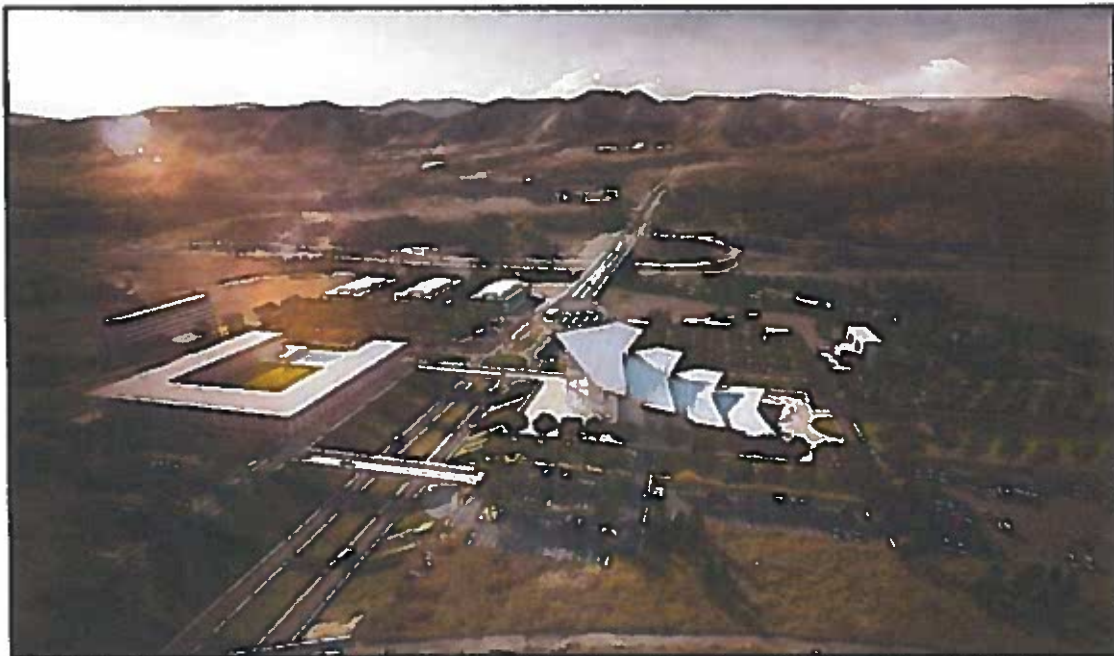


Exhibit 9: Notional rendering of the Gateway Visitor Center Complex at full development build-out.

The EUL agreement between the USAF and Blue and Silver Development Partners, LLC will have adequate and legally enforceable restrictions or conditions to preserve USAFA's eligible and listed pre-historic and historic resources. Planning and design will be carried out in accordance with the USAFA Planning Principles and Design Standards. A Design Review Board (DRB) composed of representatives from Blue and Silver; a design team composed of architects, engineers, planners; the Air Force; and USAFA will be established to review and approve preliminary through final design for development activities within the EUL parcel.

The DRB will adhere to the following Development Plan objectives:

- a. Use a 28' foot organizing and planning grid module to connect the entire EUL parcel and reinforce the man-made aspect of site development features.
- b. Retain vistas of the Cadet Area NHL District from the Visitor Center.
- c. Use a formal entry sequence reinforce the rigid site planning structure.
- d. Respect site topography as it steps down toward Monument Creek.
- e. Capture and frame views of the Visitor Center from Interstate 25.
- f. Provide pedestrian connectivity from the Visitor Center to the hotel site across North Gate Boulevard.
- g. Reinforce the north/south vehicle "promenade" and central roundabout as strong site organizational features.
- h. Promote "man-made" atmosphere of site development and future buildings in contrast to a very natural and native site surroundings.
- i. Prevent buildings on the western edge of the site from blocking or obstructing Front Range views from buildings on the east side of the site.
- j. Promote the future development of the site with "low impact development" (LID) and with integrated storm water management systems.

Conclusion:

In accordance with 36 CFR § 800.3 and Executive Order 13175, Consultation with Tribal Governments, USAFA will initiate government-to-government consultation with federally-recognized American Indian Tribes for the proposed undertaking.

In accordance with 36 CFR § 800.5(a), applying the criteria of adverse effect, we find that while the proposed location of a Visitor Center is sited in accordance with SOM Master Plan and USAFA IDP planning principles, the proposed 57-acre EUL Gateway Visitor Center Complex has the potential to alter the characteristics of the NR-eligible USAFA Historic District (5EP.595) in a manner that could diminish the integrity of the property's physical features within the property's setting that contribute to its historic significance.

USAFA proposes a finding of “adverse effect” for proposed construction of a Gateway Visitor Center Complex within the boundary of the NR-eligible USAFA Historic District (5EP.595). Development of and negotiations for a specific Project Programmatic Agreement for the Gateway Visitor Center Complex is not practicable at this time, as long range construction of infrastructure and facilities within the complex is dependent on funding.

ATTACHMENT 2
ACHP INVITATION TO CONSULT
13 JULY 2018



DEPARTMENT OF THE AIR FORCE
10TH CIVIL ENGINEER SQUADRON
USAF ACADEMY COLORADO

JUL 13 2018

Lieutenant Colonel Eric E. Rollman
Commander
10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
USAF Academy CO 80840-2400

John M. Fowler, Executive Director
Advisory Council on Historic Preservation
401 F Street NW, Suite 308
Washington, DC 20001-2637

Dear Mr. Fowler

In accordance with 36 CFR § 800.6(a)(1), the United States Air Force Academy (USAFA) invites the Advisory Council on Historic Preservation to become a consulting party on our proposed undertaking to construct Gateway Visitor Center Complex USAFA, Colorado. The proposed undertaking is located within the National Register (NR)-eligible Campus Historic District (5EP.595) boundary.

The USAFA initiated Section 106 consultation for the proposed undertaking with the Colorado State Historic Preservation office (CO SHPO) on 13 July 2018.

When we apply the criteria of adverse effect, we find the proposed construction of facilities and infrastructure associated with the Gateway Visitor Center Complex will change the property's use; landscape setting; viewsheds/view corridors; and introduce visual elements that have the potential to impact the historic integrity and setting of the NR-eligible Campus Historic District (5EP.595).

Attached please find the required 36 CFR § 800.11(e) documentation for your review.

In accordance with 36 CFR § 800.5(b), USAFA proposes a finding of "adverse effect" for the undertaking and seeks to resolve the adverse effects through development of a Memorandum of Agreement through consultation with the CO SHPO.

If you have any questions, my POC is Ms. Vicki Williams, 10 CES/CENP,
victoria.williams@us.af.mil, (719) 333-7341.

Sincerely


ERIC E. ROLLMAN, Lt Col, USAF

Attachment:
36 CFR 800.11(e) documentation

cc:
Mr. Steve Turner, AIA
Colorado Historical Society
1200 Broadway
Denver CO 80203-2137

23 July 2018

HC #74656

Eric E. Rollman, Lt Col, USAF
Commander
10th Civil Engineer Squadron
8120 Edgerton Dr., Suite 40
USAF Academy, CO 80840-2400

RE: Proposed Gateway Visitor Center, United States Air Force Academy, El Paso County

Dear Lt Col Rollman:

Thank you for your recent correspondence received 16 July 2018, concerning the proposed creation of a 57-acre commercial and operational complex known as the "Gateway Visitor Center" on the grounds of the U.S. Air Force Academy. Our office has reviewed the submitted materials. The proposed undertaking is located within the boundaries of the U.S. Air Force Academy Historic District (SEP.595), a National Register-eligible historic district.

The proposed undertaking includes the construction of a new Visitors Center to replace the Academy's existing center; an outdoor plaza; parking lots; office buildings; a hotel; and pedestrian bridges over North Gate Boulevard. It is our understanding that the commercial aspect of the project (hotel, offices, etc.) will help to finance the construction of the new Visitors Center.

We concur with your assessment that the undertaking will have an adverse effect on historic properties. We are concerned that allowing commercial development adjacent to the west side of Interstate 25 will lead to further development in an area that was not intended to be used in such a manner. The development includes parking lots, office buildings, and other suburban-style development that does not fit the design of the Academy. We note that, as the size of the proposed development is needed to finance the proposed Visitors Center, that the size and scale of the development could be reduced by scaling back the size and scale of the Visitors Center. Given that federal agencies are encouraged to reduce or minimize adverse effects, we encourage the Academy to consider such minimization efforts here.

If you have any questions, please contact Joseph Saldibar, Architectural Services Manager, at (303) 866-3741.

Sincerely,

JUL 24 2018


Steve Turner, AIA
State Historic Preservation Officer

OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

303-866-3392 • Fax 303-866-2711 • E-mail: ouhp@state.co.us • Internet: www.historycolorado.org

- 1 -

COLORADO HISTORICAL SOCIETY



Preserving America's Heritage

August 1, 2018

Ms. Victoria Williams, AICP
Comprehensive Planning and Cultural Resources Manager
United States Air Force Academy
10 CES/CEAO
8120 Edgerton Drive
Suite 40
United States Air Force Academy, CO 80840-2400

Ref: *Proposed Construction of a Gateway Visitor Center Complex at the United States Air Force Academy
El Paso County, Colorado*

Dear Ms. Williams:

The Advisory Council on Historic Preservation (ACHP) has received your notification and supporting documentation regarding the adverse effects of the referenced undertaking on a property or properties listed or eligible for listing in the National Register of Historic Places. Based upon the information you provided, we have concluded that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, of our regulations, "Protection of Historic Properties" (36 CFR Part 800), does not apply to this undertaking. Accordingly, we do not believe that our participation in the consultation to resolve adverse effects is needed. However, if we receive a request for participation from the State Historic Preservation Officer (SHPO), Tribal Historic Preservation Officer, affected Indian tribe, a consulting party, or other party, we may reconsider this decision. Additionally, should circumstances change, and you determine that our participation is needed to conclude the consultation process, please notify us.

Pursuant to 36 CFR §800.6(b)(1)(iv), you will need to file the final Programmatic Agreement (PA), developed in consultation with the Colorado State Historic Preservation Office's (SHPO's) and any other consulting parties, and related documentation with the ACHP at the conclusion of the consultation process. The filing of the PA and supporting documentation with the ACHP is required in order to complete the requirements of Section 106 of the National Historic Preservation Act.

Thank you for providing us with your notification of adverse effect. If you have any questions or require further assistance, please contact Katharine Kerr at 202 517-0216 or via e-mail at kkerr@achp.gov.

Sincerely,

Artisha Thompson
Historic Preservation Technician
Office of Federal Agency Programs

From: Keohan, Tom
To: [WILLIAMS, VICTORIA D GS-13 USAF USAFA 10 CES/CENP](#)
Cc: [WEISS, CORINE C GS-13 USAF USAFA 10 CES/CENP](#); [Astrid Liverman](#); [Amy Pallante](#)
Subject: [Non-DoD Source] Re: [EXTERNAL] Proposed construction of a Gateway Visitor Center Complex at US Air Force Academy
Date: Tuesday, August 14, 2018 1:21:48 PM

Hi Vicky,

I left you a voice mail. I believe we would like to be a consulting party regarding this undertaking, however I'm not sure we would be a signatory to any MOA at this time. We do not concur on determinations. I'm getting ready to be out of the office for the next three weeks and have added Astrid Liverman to this email. She can help with any questions in case you can not get in touch with me before I leave.

Thomas G. Keohan, LEED Green Assoc.
Historical Architect

Heritage Partnerships Program
Intermountain Regional Office
12795 West Alameda Parkway
Lakewood, CO 80228
303-969-2897
tom_keohan@nps.gov <mailto:tom_keohan@nps.gov>

<<https://www.google.com/url?q=https%3A%2F%2Fwww.nps.gov%2Fsubjects%2Fcentennial%2Fimages%2FNPS-EYP-E-Mail-Signature.jpg&sa=D&sntz=1&usp=AFQjCNEPwox3Ljt03GtWETiwWfkg2wCEA>>

On Mon, Aug 13, 2018 at 9:28 AM, WILLIAMS, VICTORIA D GS-13 USAF USAFA 10 CES/CENP <victoria.williams@us.af.mil> <<mailto:victoria.williams@us.af.mil>> wrote:

Good morning Tom,

We recently initiated Section 106 consultation with SHPO and the Tribes for construction of a Gateway Visitor Center Complex on a 57 acre parcel of USAFA land proximate to our North Gate entrance.

I determined the undertaking to be an adverse effect on SEP.595 (NR-eligible USAFA Historic District). SHPO concurred with the determination. Haven't heard from Tribes yet. Invited ACHP to participate – they declined.

Because of the visibility of the project from Interstate 25, it will change the viewshed from I-25 to the Cadet Area via construction of facilities in an area of open space. Attached please find the consultation and response correspondence from USAFA, SHPO, and ACHP.

I would like to include the NPS as signatory (or concurring party) on the MOA I am developing. Please take a look at the correspondence and let me know how you would like to proceed.

Take care Tom, and have a great day!!! I look forward to hearing from you!

v/r

Vicki

Vicki Williams, AICP

Community Planner

Cultural Resources Manager

Installation Tribal Liaison Officer

10 CES/CENP

8120 Edgerton Drive Suite 40

United States Air Force Academy, CO 80840-2400

Email: victoria.williams@us.af.mil <<mailto:victoria.williams@us.af.mil>>

Phone: (719) 333-7341

FAX: (719) 333-0475

DSN: 333-7341



**DEPARTMENT OF THE AIR FORCE
10TH CIVIL ENGINEER SQUADRON
USAF ACADEMY COLORADO**

JUL 26 2018

Lieutenant Colonel Eric E. Rollman
Commander
10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
USAF Academy CO 80840-2400

Chairman & THPO Bobby Komardly
PO Box 1330
Anadarko OK 73005

Dear Chairman & THPO Komardly

In accordance with Executive Order 13175, Consultation with Tribal Governments, and Section 106 of the National Historic Preservation Act (NHPA), the United States Air Force Academy (USAFA) is pleased to initiate government-to-government consultation with the Apache Tribe of Oklahoma regarding a proposed undertaking to construct a 57-acre Gateway Visitor Center Complex located on USAFA lands proximate to the northeastern boundary of the National Register (NR)-eligible USAFA Historic District (SEP.595). USAFA initiated consultation with the Colorado State Historic Preservation Office and Advisory Council on Historic Preservation regarding the proposed undertaking on July 13, 2018.

The United States Air Force (Air Force) recently entered into an Enhanced Use Lease (EUL) agreement with Blue and Silver Development Partners, LLC (Blue and Silver) to construct and operate a Gateway Visitor Center Complex on the 57-acre parcel, divided into two distinct districts: "District One" located north of North Gate Boulevard; and, "District Two", located south of North Gate Boulevard. The Air Force is actively negotiating ground leases for each district with Blue and Silver. The ground lease duration for District One is 50 years. The ground lease duration for District Two is 75-99 years.

The proposed project's development plan creates two districts with five distinct parcels bisected by North Gate Boulevard. District One, anchored by the proposed Visitor Center, is located north of North Gate Boulevard. The Center will feature a Pikes Peak Region tourist information center, exhibit space and a gift shop selling USAFA merchandise. Proposed site amenities include a "Polaris Outdoor Plaza", a 275-space parking lot to accommodate visitors, and parking for ten tour buses.

District Two, located on the south half of the site features market driven uses. Two hotels are envisioned on the east side and an office complex on the west side of District Two. Facility architecture in these parcels will recall Skidmore, Owings and Merrill's mid-century modern design of the Cadet Area with an emphasis on horizontal lines. Natural site features, landscape

Please review the project description presented in the Attachment, and identify issues or areas of concern you might have with the proposed undertaking.

We request your feedback within 45 days from the receipt of this letter to ensure your comments are taken into consideration.

If you have questions or require additional information, please contact Ms. Vicki Williams by email to victoria.williams@us.af.mil, or by phone at (719) 333-7341. Written correspondence may be mailed to the attention of Ms. Williams at 10 CES/CENP, 8120 Edgerton Drive, Suite 40, USAF Academy CO 80840.

We value your input and thank you in advance for your assistance in this effort.

Sincerely


ERIC E. ROLLMAN, Lt Col, USAF

Attachment:
Project Description

Attachment

Project Description

**Construct Gateway Visitor Center Complex
United States Air Force Academy (USAFA)**

The United States Air Force (Air Force) entered into an Enhanced Use Lease (EUL) agreement with Blue and Silver Development Partners, LLC (Blue and Silver) for construction and operation of a 57-acre Gateway Visitor Center Complex on United States Air Force Academy (USAFA) property. The 57-acre parcel is divided into two distinct districts: “District One” located north of North Gate Boulevard; and, “District Two”, located south of North Gate Boulevard. The Air Force is actively negotiating ground leases for each district with Blue and Silver. The ground lease duration for District One is 50 years. The ground lease duration for District Two is 75-99 years.

The proposed 57-acre undertaking is located proximate to the northeastern boundary of the National Register (NR)-eligible USAFA Historic District (5EP.595). The Cadet Area National Historic Landmark (NHL) District (5EP.4680) is located approximately two and one-half miles due west of the parcel. Exhibit 1 illustrates the location of the proposed undertaking.

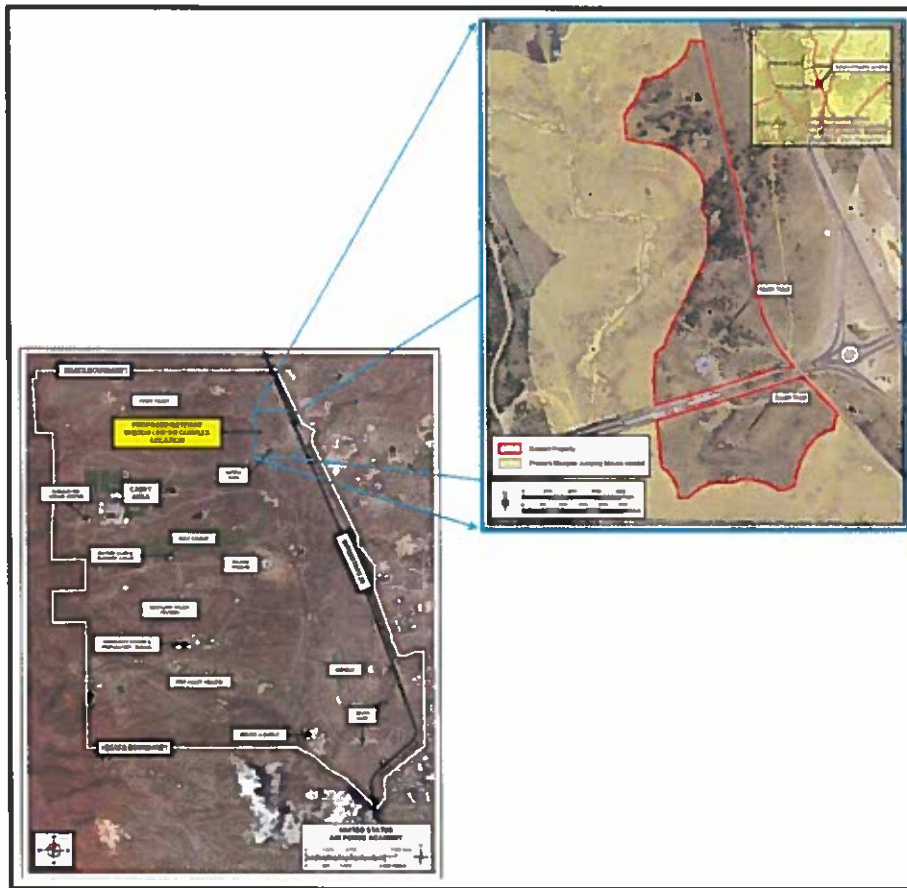


Exhibit 1: Aerial view of USAFA, highlighting the proposed 57-acre EUL parcel in red.

Background Information

On July 8, 2013, the City of Colorado Springs (COS) began pursuing procurement of supplemental funding with the Regional Tourism Act of the Colorado Office of Economic Development and International Trade. The Regional Tourism Act promotes diversification of the state’s economic base by providing a financing mechanism for attracting, constructing and operating large-scale regional tourism projects, which include tourism or entertainment facilities to attract significant investment and revenue from outside the state. The application, named “City for Champions,” highlighted four venues to diversify the economic impact of state and regional visitor attractions.

The public-private partnership between Blue and Silver; the City of Colorado Springs (COS); and Air Force for the proposed Gateway Visitor Center Complex, is part of COS’ “City for Champions” initiative to construct four venues to attract tourists to the Pikes Peak region. The initiative will be funded, in part, by \$120.5 million in sales tax money provided over 30 years under Colorado’s Regional Tourism Act. The developer, Blue and Silver, will receive approximately \$13 million for the Gateway Visitor Center Complex venue.

The location of the proposed undertaking is a 57-acre parcel that was undeveloped ranchland prior to Air Force acquisition of the property in the 1950s for establishment of the USAFA. Exhibit 2 documents “pre-acquisition” site conditions prior to Air Force acquisition of the property in 1954.



Exhibit 2: June 1954 aerial photograph depicting general terrain features.

The 1955 Skidmore, Owings and Merrill (SOM) USAFA Master Plan established the road network for the installation. USAFA is accessed through two main gates: the North Gate and South Gate. The plan stipulated the North Gate be developed and preserved as the main entrance to USAFA. The road network was then organized into two functional categories: a primary perimeter road system for accessing the major components of USAFA; and a secondary road system internal to each area. The perimeter road network was intended to allow the public to tour USAFA without intruding into military family housing and mission support areas.

Exhibit 3 presents a 1955 illustration of the proposed USAFA site plan drawn by Progressive Architecture's drafting editor, E.A. Bennett, published in the June 1955 edition of Progressive Architecture; and, the 1956 SOM Master Plan graphic identifying revised land use locations.

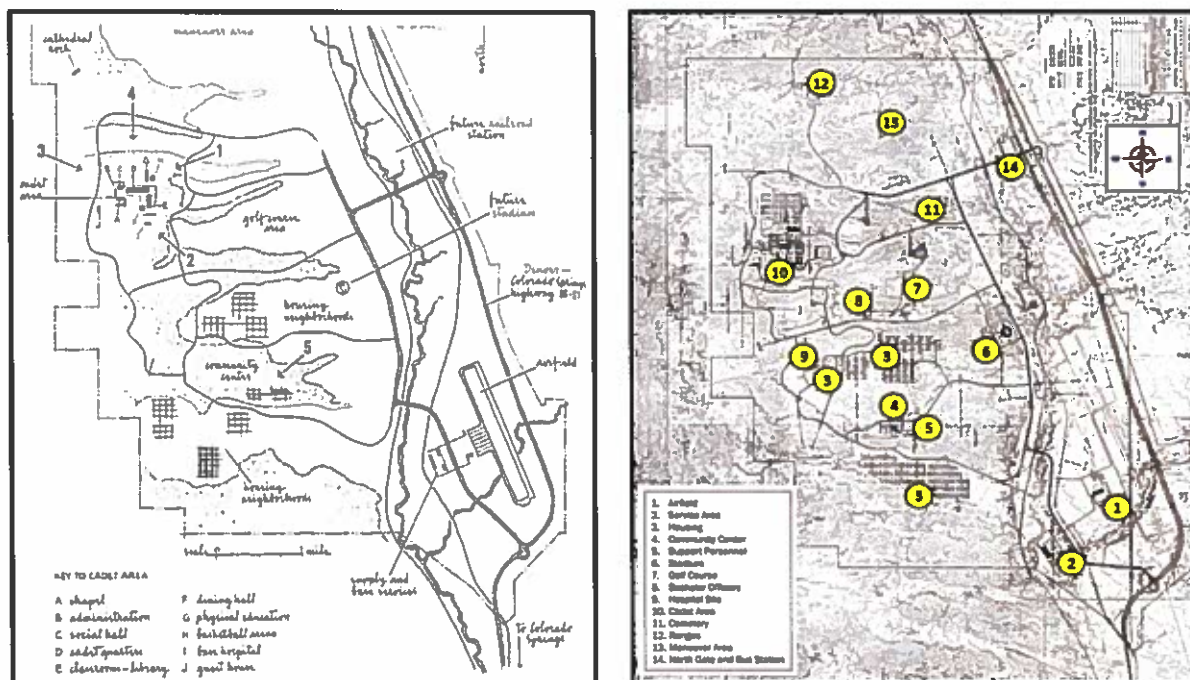


Exhibit 3: (Left) E.A. Bennett's June 1955 illustration of the proposed USAFA site plan. (Right) SOM's 1956 revised Master Plan.

The 1955 Master Plan terminated the North Gate entrance road at the east end of the golf course. In 1956, the road network was revised: the highway interchange and gate entrance was moved north and east to intersect the main perimeter loop. Both plans identified sites for a bus station, information center and railroad station: in 1955, located near Stadium Boulevard; and in 1956, closer to Highway 85/87 (Exhibit 4).

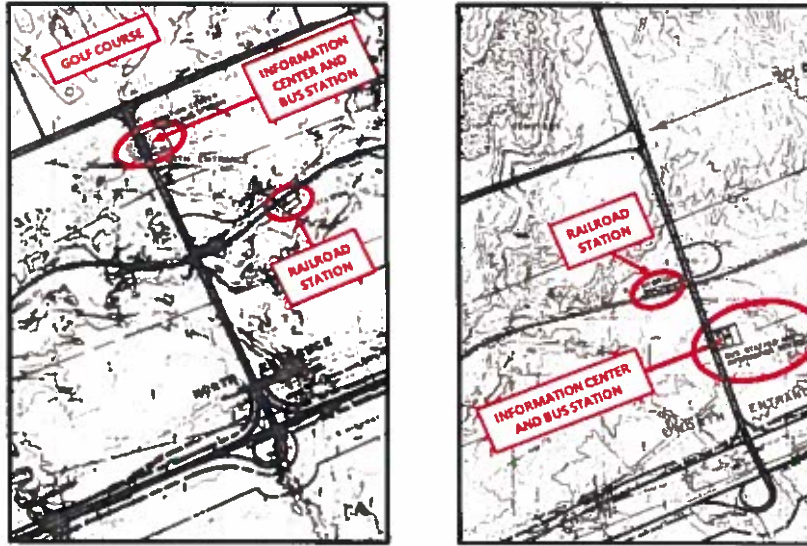


Exhibit 4: (Left) Plan view of the 1955 North Gate entrance terminating at the golf course. (Right) 1956 Master Plan location of North Gate entrance.

Exhibit 5 illustrates North Gate Boulevard site features in 1958 and 1962.



Exhibit 5: Views along North Gate Boulevard. (Left) 1958. (Right) 1962.

Exhibit 6 documents 1957 and 1958 property use within the proposed EUL parcel after construction of the Highway 85/87 interchange.



Exhibit 6: (Left) December 1957 aerial photograph of North Gate interchange. (Right) May 1958 Aerial photograph of the interchange. The proposed EUL parcel is highlighted in yellow.

Existing Conditions

Existing EUL parcel site features consist of undisturbed natural landscape; improved roadway; the North Gate entry control facility; the NR-eligible linear segment of the Atchison, Topeka, and Santa Fe (AT&SF) Railroad grade embankment and trestle remnants; and a public use parking lot for the New Santa Fe Trail. The town site of Husted is located south of the EUL parcel.

A Cultural Resources Survey, completed in 1996 by University of Colorado at Colorado Springs, indicates that historic and prehistoric cultural resources may be present on the property. Isolates and potential sites were recorded. A current Cultural Resources Survey is under development for the 57-acre parcel. Existing Cultural Resource Inventory forms will be updated: new inventory forms will be generated as required.

Area of Potential Effects (APE)

The APE for the proposed undertaking consists of viewsheds and view corridors, to include: off-base views along Interstate 25 and the surrounding community to the Cadet Area; and on-base views along North Gate Boulevard west to the Cadet Area and east toward the North Gate entrance. Linear segments of the NR-eligible AT&SF Railroad grade embankment and trestle remnants could potentially be impacted by construction activities associated with the Visitor Center. Long term APE impacts are not known at this time due to the conceptual nature of the end state of the Gateway Visitor Center Complex.

Project Details

The proposed project's development plan creates two districts with five distinct parcels bisected by North Gate Boulevard. District One, anchored by the proposed Visitor Center, is located north of North Gate Boulevard. District Two, located on the south half of the site, features market-driven uses. Two hotels are envisioned on the east side and an office complex on the west side of District Two. Exhibits 7 and 8 illustrate proposed district boundaries and parcel locations.

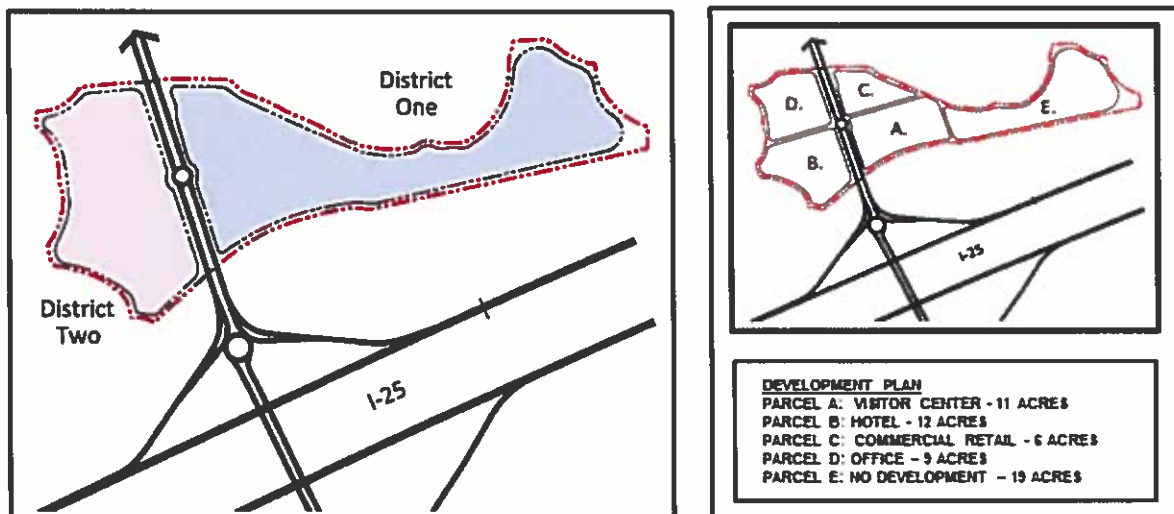


Exhibit 7: (Left) District boundary graphic. (Right) Development Plan parcel locations.



Exhibit 8: Development Plan parcel locations and proposed land use.

The districts will be connected by designing the proposed development’s infrastructure and facilities using a 28-foot grid planning module (Exhibit 9).



Exhibit 9: Proposed Visitor Center Complex site plan organization on the 28-foot grid module.

Formal vehicular approaches to Districts One and Two will establish a dramatic entry sequence for visitors. Access to parking areas will be provided from the north/south boulevard. A roundabout will be constructed east of the North Gate to provide traffic calming and wayfinding. The roundabout is planned to be an attractive feature to minimize the visitor's view of the North Gate entry control facility on the approach from Interstate 25. Pedestrian and vehicular bridge access across North Gate Boulevard will connect the districts (Exhibit 10).



Exhibit 10: Conceptual rendering of Gateway Visitor Center Complex, from Interstate 25, looking west toward the Cadet Area and Front Range. Pedestrian and vehicular bridge access is shown in the rendering's foreground; the Visitor Center is located on the right; and hotel on the left.

The Visitor Center, located on 11-acres within District One, Parcel "A", will anchor the Gateway Visitor Center Complex. Highly visible from northbound and southbound traffic travelling Interstate 25, the facility will rise from the ground, recalling the ascent of an aircraft taking off. As the structure's form climbs; dramatic views of the Cadet Area unfold from inside, evoking the history of the Air Force and the "long blue line" of USAFA graduates. Easy access from Interstate 25 will inspire impulse visits by tourists. Relocating the Visitor Center outside the security perimeter will increase ease of visitation for future visitors without travelling through the North Gate entry control facility.

The Visitor Center will feature a Pikes Peak Region tourist information center, exhibit space and a gift shop selling USAFA merchandise (Exhibit 11). Proposed site amenities include a "Polaris Outdoor Plaza"; a 275-space parking lot to accommodate visitors; and parking for ten tour buses. The site improvements will make the site more accessible to visitors of all types, including educational groups seeking to visit the Visitor Center and USAFA.



Exhibit 11: Conceptual rendering of Visitor Center from Polaris Plaza.

Facilities located in District Two, Parcels “B”, “C”, and “D” will be oriented toward the west with frontage and views to the Monument Creek drainage. Facility architecture in these parcels will recall Skidmore, Owings and Merrill’s mid-century modern design of the Cadet Area with an emphasis on horizontal lines. Natural site features, landscape and topography penetrate in between and around the buildings to create a softer edge, providing flexibility for a variety of different market driven building footprints and sizes.

Plaza spaces will surround the Visitor Center and hotels. Formal landscape treatment within each parcel will create an abrupt transition to the natural landscape of the surrounding site; emphasizing the transition between the man-made and the natural environments encountered installation-wide. Exhibit 12 is a conceptual rendering of the complex when fully developed.

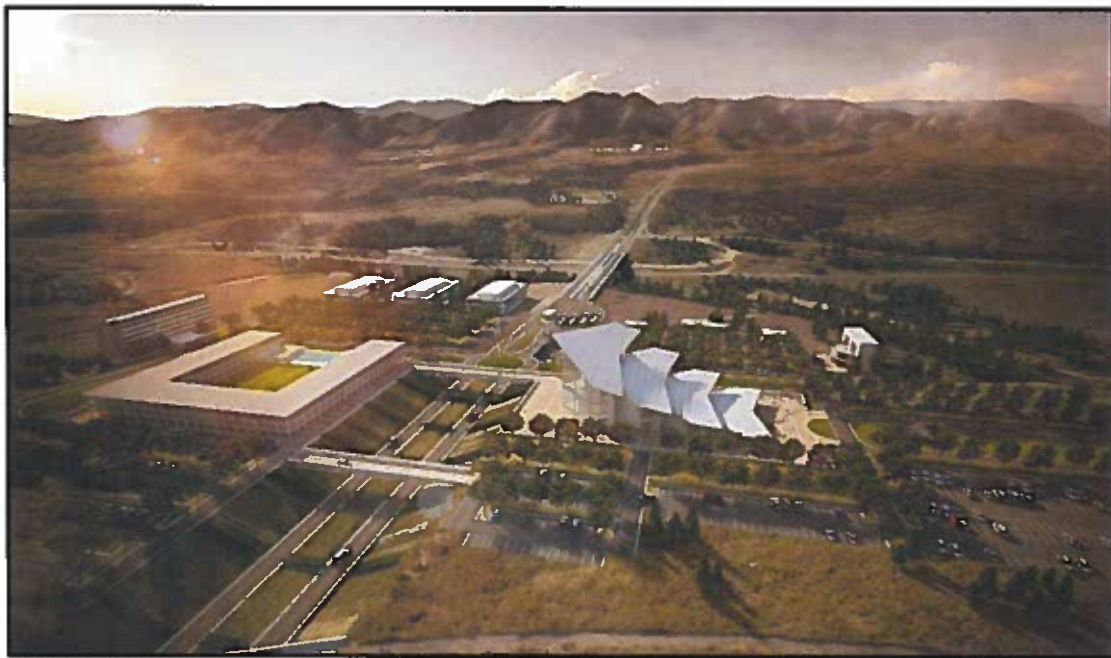


Exhibit 9: Notional rendering of the Gateway Visitor Center Complex at full development build-out.

The EUL agreement between the USAF and Blue and Silver Development Partners, LLC will have adequate and legally enforceable restrictions or conditions to preserve USAFA's eligible and listed pre-historic and historic resources. Planning and design will be carried out in accordance with the USAFA Planning Principles and Design Standards. A Design Review Board (DRB) composed of representatives from Blue and Silver; a design team composed of architects, engineers, planners; the Air Force; and USAFA will be established to review and approve preliminary through final design for development activities within the EUL parcel.

The DRB will adhere to the following Development Plan objectives:

- a. Use a 28' foot organizing and planning grid module to connect the entire EUL parcel and reinforce the man-made aspect of site development features.
- b. Retain vistas of the Cadet Area NHL District from the Visitor Center.
- c. Use a formal entry sequence reinforce the rigid site planning structure.
- d. Respect site topography as it steps down toward Monument Creek.
- e. Capture and frame views of the Visitor Center from Interstate 25.
- f. Provide pedestrian connectivity from the Visitor Center to the hotel site across North Gate Boulevard.
- g. Reinforce the north/south vehicle "promenade" and central roundabout as strong site organizational features.
- h. Promote "man-made" atmosphere of site development and future buildings in contrast to a very natural and native site surroundings.
- i. Prevent buildings on the western edge of the site from blocking or obstructing Front Range views from buildings on the east side of the site.
- j. Promote the future development of the site with "low impact development" (LID) and with integrated storm water management systems.

Conclusion:

In accordance with 36 CFR § 800.5(a), applying the criteria of adverse effect, we find that while the proposed location of a Visitor Center is sited in accordance with SOM Master Plan and USAFA IDP planning principles, the proposed 57-acre EUL Gateway Visitor Center Complex has the potential to alter the characteristics of the NR-eligible USAFA Historic District (5EP.595) in a manner that could diminish the integrity of the property's physical features within the property's setting that contribute to its historic significance.

USAFA proposes a finding of “adverse effect” for proposed construction of a Gateway Visitor Center Complex within the boundary of the NR-eligible USAFA Historic District (5EP.595).

Agency Consult Letters

Letters dated 7/26/2018 were sent to the following agencies:

Agency	Contact
Federal Agencies	
U.S. Fish and Wildlife Service	Mr. Drue DeBerry
U.S. Army Corps of Engineers	Mr. Peter Olmstead
Advisory Council on Historic Preservation	Mr. Reid
National Park Service	Mr. Tom Keohan
State Agencies	
State Historic Preservation Office	Mr. Steve Turner
Colorado Department of Transportation	Mr. Rob Frei
Colorado Department of Transportation	Ms. Jane Hann
Local Agencies	
El Paso County	Ms. Kathy Andrew
City of Colorado Springs	Mr. Dan Sexton
Colorado Parks & Wildlife	Mr. Frank McGee
City of Monument	Mr. Larry Manning
Other Stakeholders	
Western Museum of Mining & Industry	Mr. Rick Sauers



**DEPARTMENT OF THE AIR FORCE
10TH CIVIL ENGINEER SQUADRON
USAF ACADEMY COLORADO**

23 April 2019

**Mr. Robert Fant, P.E.
Chief, Installation Management
10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
U.S. Air Force Academy, CO 80840**

**Mr. Dan Sexton
Planning & Development Department
City of Colorado Springs
30 South Nevada Ave, Suite 105
Colorado Springs, CO 80903**

Dear Mr. Sexton

The United States Air Force is preparing an Environmental Assessment (EA) under the National Environmental Policy Act to evaluate potential environmental impacts associated with the development, construction and operation of a mixed-use commercial development called True North Commons near our North Gate as shown in Attachment 1. To take into account various environmental concerns, the Air Force is engaging with the appropriate resource and regulatory agencies as it formulates this undertaking.

As part of the Proposed Action, the United States Air Force Academy (USAFA) proposes to lease approximately 58 acres of underused, non-excess real property land to Blue & Silver Development Partners, LLC (Blue & Silver) for the development in accordance with the United States (US) Enhanced Use Lease (EUL) Project authority in Title 10 US Code (USC) Section 2667. The proposed development area is currently vacant and undeveloped except for a New Santa Fe Trail public access parking area.

The development would include improved access to the trail and would be highlighted by the iconic USAFA Gateway Visitor Center (Parcel A), a luxury destination hotel and conference center (Parcel B), a business hotel (Parcel B), office space (Parcel D), open space (Parcel E), and a supporting retail/recreational development (Parcel C) as seen in Attachment 2. As part of the Air Force's Environmental Impact Analysis Process, we request your input within 30 days of receipt of this letter in identifying general or specific issues or areas of concern you feel should be addressed in the draft environmental analysis.

We look forward to partnering with you on this important USAFA development and thank you in advance for your assistance in this effort. If you have any questions, please contact Ms. Sylvette Goodwin at 719-333-6717; sylvette.goodwin@us.af.mil; or 8120 Edgerton Drive, USAFA, CO 80840.

Sincerely



ROBERT L. FANT, P.E.

2 Attachments:

1. Location of USAFA and Proposed EUL Area
2. Proposed EUL Area

Figure 1.1: Location of USAFA and the Proposed EUL Area

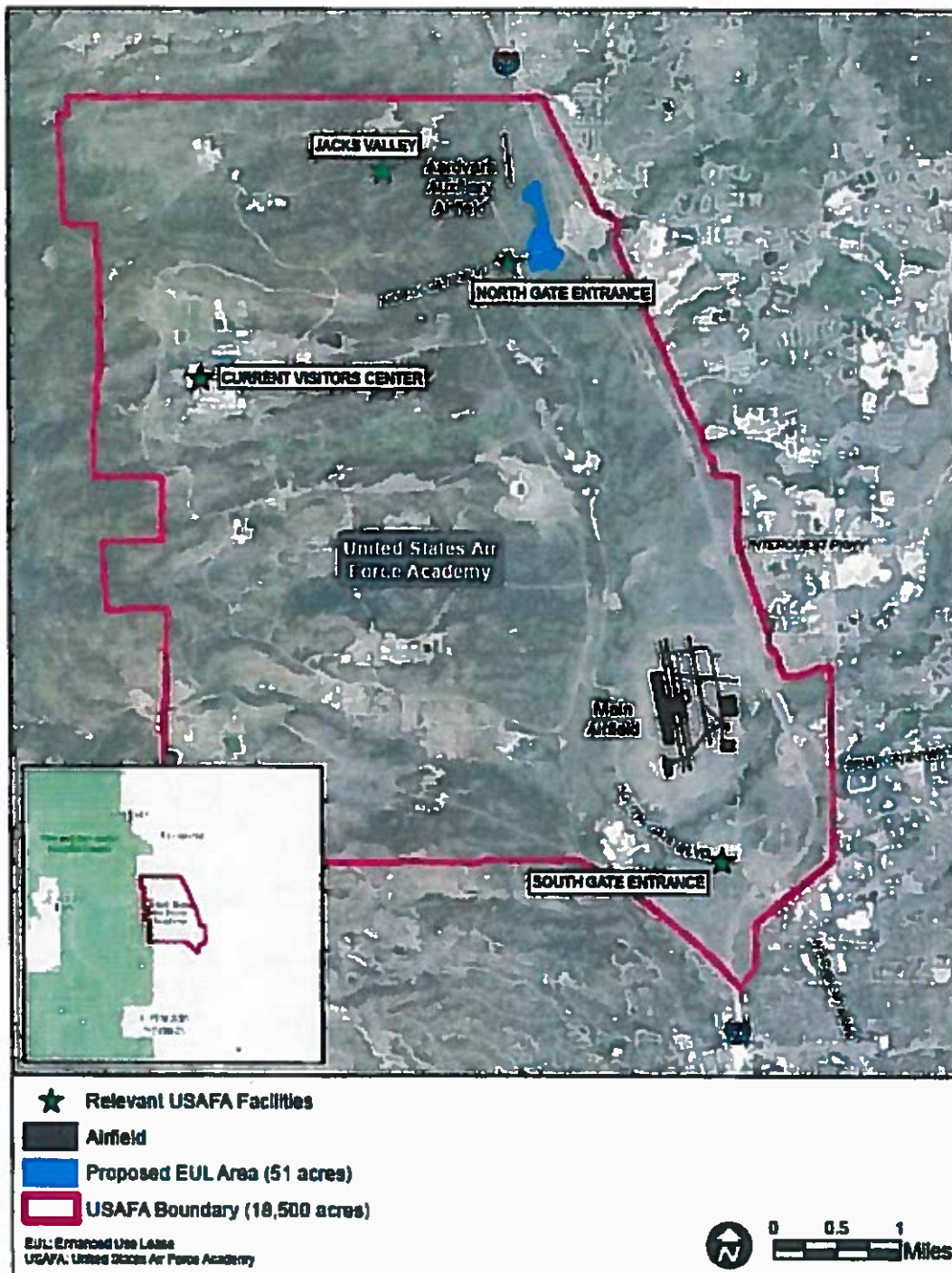
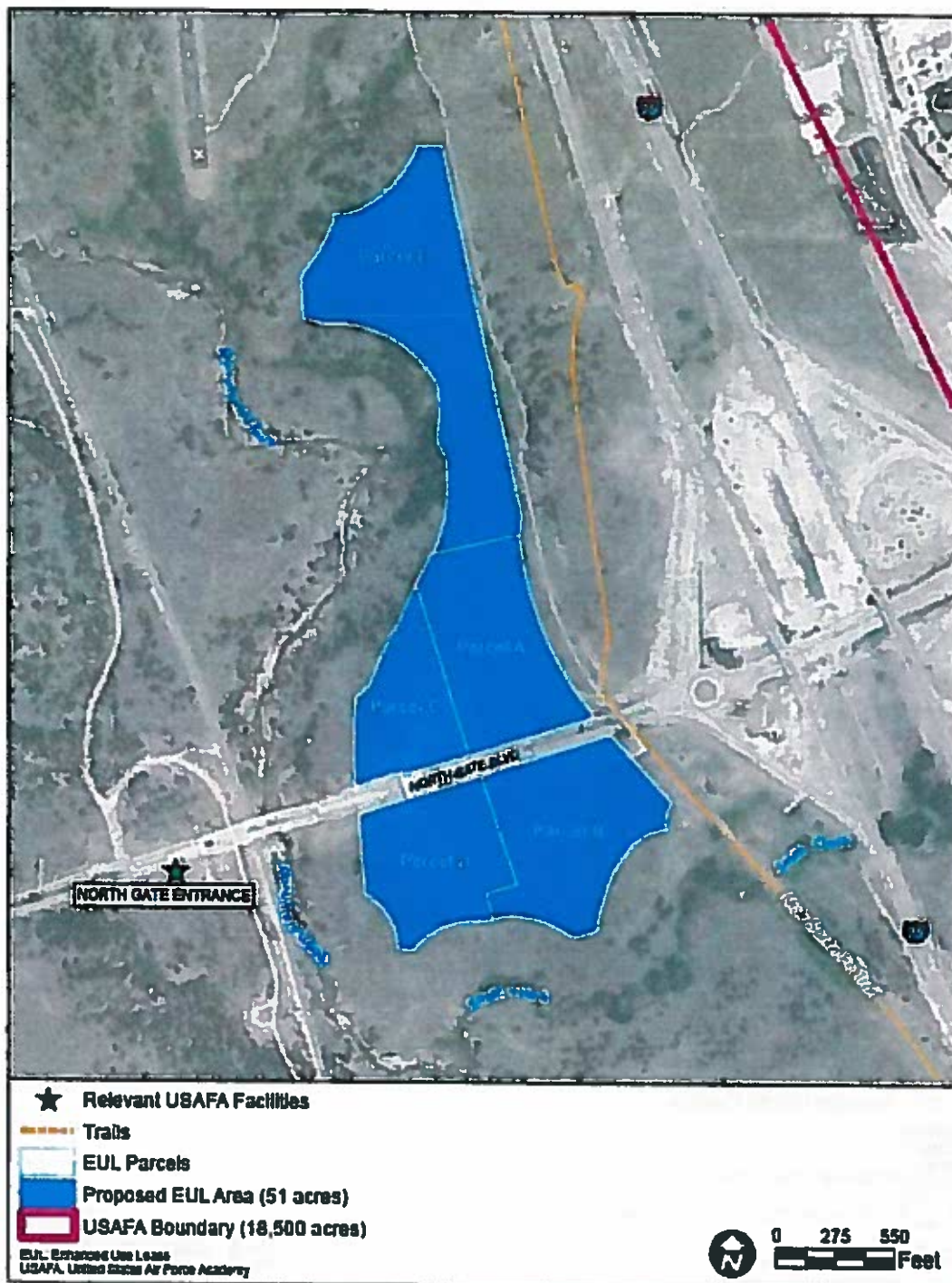


Figure 1.2: Proposed EUL Area



COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 2, 2019

Mr. Robert Fant, P.E.
Chief, Installation Management
10th Civil Engineering Squadron
8120 Edgerton Drive, Suite 40
Colorado Springs, CO 80840

Subject: Enhanced Use Lease for True North Commons

Robert,

The Community Services Department has reviewed the Enhanced Use Lease project for True North Commons and has the following comments on behalf of El Paso County Parks as it pertains to impacts to County infrastructure.

The applicant is proposing to remove the North Gate Trailhead and reconfigure the pedestrian connections to the New Santa Fe Regional Trail. The existing trailhead can accommodate approximately 35 parking spaces. Staff requests that a designated trailhead be provided within the project that is adequately sized to accommodate projected use. The parking spaces should be in close proximity to the trailhead and a signage plan should be included for the safety of trail users. Staff also requests that a maintenance vehicle access gate be provided for County trail maintenance needs. Staff would also appreciate efforts to minimize detouring/temporary closure of the New Santa Fe Regional Trail during the construction process.

Staff is seeking additional information on a potential restroom structure on the southeast corner of the project that connects to the New Santa Fe Regional Trail. If this structure is a public restroom, staff recommends the Business Improvement District construct and maintain the public restroom, parking lot, and surrounding grounds.

The New Santa Fe Regional Trail utilizes a bridge to connect over North Gate Boulevard immediately adjacent to the project area. Ownership and maintenance of the bridge is vested with the United States Air Force Academy (USAF). The applicant has provided drawings and



renderings indicating this bridge will be improved. Staff recommends proceeding with these improvements as part of this project and the USAFA continues to maintain the updated bridge.

The project is proposing to continue the gap in non-motorized accessibility from the North Gate Boulevard/Struthers Road area to the New Santa Fe Regional Trail instead of working with the Colorado Department of Transportation (CDOT) and USAFA to connect both sides under the Interstate. The 2013 County Parks Master Plan shows a non-motorized trail and proposed bicycle route in the project area. The existing paved shoulder is dangerous and uncontrolled for pedestrian and bicycle access. Staff requests that a grade separated, concrete trail and protected bicycle lane be provided along North Gate Boulevard to connect the project to Struthers Road. This would facilitate a much needed non-motorized connection under Interstate 25 and connect the County and City non-motorized trail networks. To address these concerns, a design alternative may include the Developer working with the City of Colorado Springs and CDOT to secure a trail underpass at Smith Creek. A trail in this location will provide access to the new Mining Museum and Bass Pro Shops and adjacent shops, as well as a safe route for pedestrians to access the New Santa Fe Regional Trail from the east side of Interstate 25, via a controlled intersection crossing at Northgate Boulevard and Struthers Road.

If you have any questions or concerns, please contact me at your earliest convenience.

Respectfully,



Jason Meyer
Project Manager
Community Services Department
jasonmeyer@elpasoco.com
719-520-6985



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division

May 17, 2019

Department of the Air Force
US Air Force Academy
Attn. Sylvette Goodwin
8120 Edgerton Drive
USAFA, CO 80840

RE: Environment Assessment Solicitation – True North Commons Project near that USAFA North Gate
FILE No.: HPS-19-0005

Dear Ms. Goodwin,

The City's Land Use Review Division of the Planning & Community Development Department, in its administration of the Certified Local Government obligations for the City, has reviewed the above-mentioned solicitation, dated April 23, 2019, for comments concerning the Environmental Assessment (EA) being prepared for the True North project near the USAFA North Gate. According to the submittal materials, City Planning staff recommends that the Area of Potential Effect (APE) for the EA be sized to consider the potential impacts of the project on the following known resources:

- U.S. Air Force Academy (5EP595)
- Santa Fe Railroad (5EP1003 and 5EP1003.1)
- Reynolds Ranch (Hagen Farmhouse; Twin Oaks Ranch) (5EP2223)

Previous assessments of the area for different projects have documented the historical significance of the above resources. Should the EA conclude a new determination of eligibility or findings of effect, the City respectfully requests to be considered a consulting and interested party for the undertaking, and asks that it be party to any MOU or PA.

Should further information become available or resources identified through coordination with other parties or the commencement of construction activities associated with the proposed undertaking, the City of Colorado Springs requests to be notified to ensure further action is not warranted according to applicable local, state and federal regulations.

The City of Colorado Springs is committed to excellent customer service. We would like to hear your comments about the service you received during the review of this application and your interaction with our department. Please consider completing the survey through Speak UP COS located at <https://coloradosprings.granicusideas.com/surveys/planning-department-customer-service-survey>. Your response is completely confidential.

If you have any questions regarding the above sections, please contact me at daniel.sexton@coloradosprings.gov or by phone at 719-385-5366.

Sincerely,

A handwritten signature in black ink that appears to read "D. Sexton".

Daniel Sexton, ACIP
Senior Planner

C: City Planning File: HPS-19-0005
Chris Staley – letter via e-mail



COLORADO
Department of Transportation

Region 2 Planning
1480 Quail Lake Loop
Colorado Springs, CO 80906

May 17, 2019

Mr. Robert Fant, P.E.
Chief, Installation Management
10th Civil Engineer Squadron
810 Edgerton Drive, Suite 40
U.S. Air Force Academy, CO 80840

Dear Mr. Fant:

Thank you for your letter dated 23 April 2019 in regards to the United States Air Force (USAF) preparation of an Environmental Assessment (EA) for the True North Commons development just west of I-25 and Northgate. The USAF, requested input on identifying specific issues or areas of concern that this development may have to the Colorado Department of Transportation (CDOT).

CDOT has an access permitting unit which coordinates the review of the traffic analysis and other items, for these types of developments and then permits the development through the State Highway Access Code, Volume 2, Code of Colorado Regulations 601-1 and CDOT's Access Permitting program. The USAF Academy has submitted two draft Traffic Analyses for the True North Commons development and CDOT is in the process of providing additional comments. The Traffic Analysis indicates that state highway improvements will be required to the Northgate Interchange with I-25. Given that I-25 is under the jurisdiction of the Federal Highway Administration (FHWA), an Interstate Access Request (IAR) will also be required. This process is outlined in the Department's Procedural Directive 1601.

CDOT looks forward to working with the USAF on this exciting project. Please keep CDOT involved during the process so we can help the USAF navigate our review and permitting process. Feel free to reach out to me (719.227.3251) or our Permits Manager, Valerie Sword (719.546.5407) if you have questions.

Sincerely,

Robert Frei
CDOT R2 RPEM

