



DEPARTMENT OF THE AIR FORCE  
10<sup>TH</sup> CIVIL ENGINEER SQUADRON  
USAF ACADEMY COLORADO

Ms. Erin M. Manning  
Deputy Director  
10th Civil Engineer Squadron  
8120 Edgerton Drive, Suite 40  
USAF Academy CO 80840-2400

Ms. Kari Parsons  
El Paso County  
E.P.C. Planning and Community  
Development 2880 International Circle  
Colorado Springs CO 80910

Dear Ms. Parsons

**Subject:** USAFA review of the proposed Urban Landing PUD (File no.: PUDSP243)  
development

The United States Air Force Academy (USAFA) received notification regarding El Paso County's (EPC) upcoming review for the proposed EPC Urban Landing PUD (Planned Unit Development). We appreciate the opportunity to comment on this proposed development and our comments focus on:

- Stormwater and Stream Degradation
- Recordation of an avigation easement
- Noise Notice

USAFA has historically seen damage from erosion and sedimentation from projects in this area. The proposed project will likely further exacerbate the ongoing issue at Jackson Creek where the culverts are plugged with sediment, thereby increasing the probability that stormwater will overtop or damage the roadway in a large runoff event. We will be very interested in reviewing and commenting on the forthcoming drainage report and detention facility design.

We also request the County ask the property owner to dedicate an avigation easement dedicated to the USAFA airmanship program on the site to ensure the property and the USAFA flight training mission remain in a compatible status.

This site lies within 1 mile of active flight patterns where aircraft can be expected to fly as low as 800 feet above ground level, USAFA asks the City of Colorado Springs to request

developers to include this note on the final plat maps and lease agreements to provide full disclosure of nearby training operations at any future time of sale or lease:

*Notice: This property may be impacted by noise and other similar sensory effects of flight caused by aircraft both in the United States Air Force Academy's Airmanship Program and during special events. This notice shall remain in effect until the Air Force Academy shall cease to be used for flight training purposes, or until all airports on the Air Force Academy shall cease to be actively used. This notice shall run in perpetuity with the land.*

Thank you for the opportunity to review and comment. If you have any questions, please contact our Community Planner, Mr. Matthew Fitzsimmons, 10 CES/CENPP, Matthew.Fitzsimmons.4.ctr@us.af.mil and 10ces.cenp.usafadevreviewgrp@us.af.mil.

Sincerely

ERIN M. MANNING, GS-14, USAF