



**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 10TH AIR BASE WING
USAF ACADEMY COLORADO**

12 Apr 2021

Colonel Brian S. Hartless
Commander
10th Air Base Wing
8034 Edgerton Drive, Suite 200
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Mr. Craig Dossey
Executive Director
El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
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Mr. Dossey

Thank you for the opportunity to participate in the El Paso County Master Plan process. It is an exciting time for the County and this plan offers a thoughtful vision and strategy for the future. We appreciate the emphasis placed on compatible land use around military installations and feel there are a few items relevant to sustaining the flying mission at the U.S. Air Force Academy that should be included.

We strongly believe there is a need for an airport zoning overlay around the Academy's Benjamin O. Davis Airfield. An airport zoning overlay was cited in the 2019 Joint Land Use Study (JLUS) and has been a focus area of the JLUS planning working group for USAFA this past year. Please include the recommendation for an airfield zoning overlay in the U.S. Air Force Academy's Air Operations section of the plan, as well as the Code Amendments and the Implementation section.

Please also reference our 2019 Air Installations Compatible Use Zones (AICUZ) study, which was previously submitted to your office for consideration in this plan. Incorporating military Accident Potential Zone standards into City and County zoning codes and maps is also a JLUS recommendation. Similar to the Colorado Springs Airport's master plan, the AICUZ study provides compatible land use recommendations for local jurisdictions to consider incorporating into comprehensive plans and other planning documents. Of note, the area immediately east of USAFA and located under Accident Potential Zones is identified as a potential priority annexation area under the draft master plan. If this area is annexed into the City, consideration must be given to the existing incompatible land uses.

Lastly, the County has been a great partner in coordinating closely with the Academy to preserve air operations at Bullseye Auxiliary Airfield and our flying training areas. Specifying that vertical obstructions are problematic and citing 14 Code of Federal Regulations Part 77 *Safe*,

Efficient Use, and Preservation of Navigable Airspace in this plan will help shape the extent and siting of communications and renewable energy infrastructure in the eastern part of the county. We suggest mentioning vertical obstructions, including but not limited to wind farms and communication towers, as a conditional review in the *Development Code Updates* section of the plan to ensure airspace obstructions are avoided in future land use approvals.

We thank you again for coordinating with us during the development of the master plan and allowing us the opportunity to comment. If you have any questions regarding our comments, please reach out to Ms. Amy Kelley, our Community Initiatives Director, at 719-820-8474 and amy.kelley.3@us.af.mil.

Sincerely

A handwritten signature in black ink that reads "Brian S. Hartless". The signature is written in a cursive style with a large initial "B".

BRIAN S. HARTLESS, Colonel, USAF
Commander