



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

Lieutenant Colonel Jeremy V. Oldham
Commander
10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
USAF Academy CO 80840-2400

Mercedes Rivas
El Paso County
Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs CO 80910

Dear Ms. Rivas

The United States Air Force Academy (USAFA) received notification regarding the County's upcoming review for the Crossroads SBC New Building (PPR2135). We appreciate the opportunity to comment on this development and, after a thorough review, we provide the following comments.

This site is below an active aircraft arrival/departure route used to train USAFA cadets. Aircraft can be expected to be operating within 0.33 nautical miles at approximately 2100 feet above ground level (AGL) and higher. These aircraft operations occur from sunrise to sunset, Monday through Friday and occasional Saturdays, with substantial numbers of general aviation training aircraft. However, neither a plat note addressing the noise impact of flying operations nor an avigation easement exist for this current proposed development. USAFA requests that these notices are included on the final property plat maps and lease agreements:

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.

We also request El Paso County consider zoning or other measures to limit incompatible development, such as having this and future developers file an avigation easement to help protect USAFA's flying mission and to include the following on the final property plat map:

All lots and tract within this subdivision are subject to an avigation easement to the United States Air Force Academy as recorded under reception NO. ___ in the office of the Clerk and Recorder of El Paso County, Colorado.

If the above is completed, please request the developer to send a copy of the final avigation easement to the USAFA Community Planner's email addresses listed below.

Lastly, Title 14 of the Code of Federal Regulations Part 77 may require review of this project (including proposed use of any associated construction cranes) by the Federal Aviation Administration (FAA). The filing process can be started by going to <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. Instructions for how to determine if a full aeronautical study is required, are on the main page. Once the review is complete, we request that the applicant send a copy of either the page showing no further study is required, or the aeronautical study review number to the email below.

Thank you for the opportunity to review and comment. If you have any questions, please contact our Community Planner, Ms. Beth Dukes, 10 CES/CENPP, at (719) 333-3085, elizabeth.dukes.3.ctr@us.af.mil and 10CES.CENP.USAFDEVREVIEWGRP@us.af.mil.

Sincerely

JEREMY V. OLDHAM, PE, Lt Col, USAF