



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



NOV 27 2017

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Mr. Dan Sexton  
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Land Use Review Division  
PO Box 1575  
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Mr. Sexton

The United States Air Force Academy (USAFA) received the development plan and final plat for The Farm Filing 5. The property is located west of Voyager Parkway, north of Interquest Parkway.

USAFA would like to make the City Planning Department, Developer, Planning Commission and City Council aware that placing dense residential in this location, will expose the future residents to moderate risk of a catastrophic airplane crash in the event of an emergency, due to the altitude of the aircraft during the takeoff and landing phases of flight over this area.

While all activities conducted by USAFA pilots and USAFA cadets are well within Federal regulations and all safety standards, the proposed residential properties are located in heavily used arrival/departure routes used to train cadets from sunrise to sunset, Monday through Friday, and occasionally Saturday, year-round, with high-volume general aviation training-type aircraft. Residents in this area will experience approximately 150 operations directly overhead every day, with most occurring at less than 500 feet above ground level.

Additionally, due to the location and topography of this area, USAFA aircraft are still in the climb phase after take-off and residences will be exposed to continual aircraft noise at lower than normal altitudes. While the noise generated by our aircraft will be well within Federal standards, we recommend the builders put additional insulation and sound attenuating windows into the homes in this Filing, as well as other sound mitigation measures, such as strategic landscaping and conscientious design.

We also think it is important proposed land owners are advised concerning USAFA flight operations in advance of their purchases, and as an adjacent property owner, USAFA requests the City require the owner to add this note to the final development plan, property plat maps, lease agreements, and disclose nearby flight operations at any future time of sale or lease.

FIGURE 5

NOTICE: This property may be impacted by noise and other similar sensory effects of flight by aircraft used in the United States Air Force Academy's Airmanship Program. This notice shall remain in effect until the Air Force Academy shall permanently cease to be used for flight training purposes. This notice shall run with the land.

In addition to the safety concerns stated above, USAFA has expressed concerns regarding the drainage of this project in multiple previous meetings and letters.

The Drainage Report states the stormwater facilities are sized according to the City's Drainage Criteria, therefore drainage will be safely discharged. However, Black Squirrel Creek and Middle Tributary are already highly unstable under the current drainage conditions and, due to channel incision, a disconnected floodplain, and the loss of riparian/wetland vegetation, the creek is unable to sustainably transport even the "historic rates of flow". The dam rehabilitation and channel stabilization required in an August 2012 US Fish and Wildlife Service Biological Opinion has also not been completed. Despite the developer's assurances, without these stormwater mitigation measures, this project will cause damage on USAFA.

Allowing additional development that drains into these channels without adequate repairs and stabilization to the channels and infrastructure, will continue to cause damage to USAFA property, and adversely impact the habitat of the Federally protected Prebles Meadow Jumping Mouse.

Considering the risk to both future homeowners and pilots in case of an emergency, the concern with noise disruption to homeowners, and the effects to USAFA from stormwater, USAFA would like to schedule a meeting with the City and the developer to work through a layout of this Filing that would reduce or eliminate the risk to future homeowners and the effects on USAFA, while still allowing development.

Please also note that this development is within 20,000 feet of the USAFA airfield and, due to that, Title 14 of the Code of Federal Regulations Part 77, requires review of this project by the FAA. If this review has not already been conducted, recommend beginning the process 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, request sending USAFA a copy of either the page showing no further study is required or the aeronautical study review number to our Community Planner (information follows).

Questions relating to these comments and to schedule a meeting may be done through our Community Planner, Ms. Carrie Muchow, at 333-5939 or [carrie.muchow.ctr@us.af.mil](mailto:carrie.muchow.ctr@us.af.mil).

Sincerely,

  
SHAWN W. CAMPBELL, Colonel, USAF