



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

Andrew Bowen
City of Colorado Springs
Land Use Review
Division PO Box 1575
Colorado Springs CO 80901

Dear Mr. Bowen

The United States Air Force Academy (USAFA) received notification regarding the City's upcoming review for the Hotel to Apartment Conversion (CPC CU 21-00099). We appreciate the opportunity to comment on this development and, after a thorough review, we provide the following comments.

This site is underneath an active traffic pattern with heavily flown arrival/departure routes used to train USAFA cadets. Aircraft operations occur from sunrise to sunset, Monday through Friday and occasional Saturdays, with substantial numbers of general aviation training aircraft overflying at approximately 1400-1900 feet above ground level (AGL) and higher. We appreciate the developer's general note addressing the potential property noise impacts; however, USAFA requests the City ask the developer to revise the noise notice and add the bold words below:

*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.030303*

We also request the City consider zoning or other measures to limit incompatible development, such as having this and future developers file an aviation 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 send a copy of the final avigation easement to the USAFA Community Planner's email addresses listed below.

Furthermore, please clarify the meaning of the control note referring to "Potential Interference of Survey by USAFA Book 02 PAGE 84" as shown on Sheet 1 adjacent to the compact car parking and public utility easement, and in the proximity of the west property boundary

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