



JEFFCO AIRPORT

Denver's Corporate Choice

November 21, 1995

Town of Superior
c/o Mr. Fred Fox
Foxfire Community Planning and Development
1724 Market Street, Suite 208
Denver, Colorado 80202

RE: Rock Creek Ranch Filing No. 21

Dear Mr. Fox:

On behalf of the Jefferson County Airport Authority, I would like to take this opportunity to respond to the above referenced filing and proposed future development.

A large percentage of this filing is located within the Airport's Critical Zone. As we have indicated previously through several letters, meetings with Town members, telephone conversations, etc., the Critical Zone is that area which will experience the greatest concentration of aircraft overflights, either landing or departing the airport. In accordance with our land use guidelines, "...within these zones, it is recommended that all residential and public buildings...be prohibited." The obvious reason for this recommendation is that individuals living within this zone will experience considerable noise associated with normal aircraft operations and overflights during all hours of the day and night.

Airport Management

*David C. Gordon, A.A.E.,
Airport Manager*

*Robert T. Lohne, A.A.E.,
Assistant Airport Manager*

As we have also stated to the Town before, we have received many complaints pertaining to aircraft noise from current residents of Superior. Many residents have also provided both written and verbal testimony objecting to existing aircraft noise during recent public hearings on proposed minimum standards. It is therefore obvious to us that residential development of any kind that would be located just over a mile from the end of our primary use runway is not appropriate based on comments we have already received from your Town residents. Adding more residential units is only going to worsen this situation.

We would request, as we have asked for many times in the past, that potential home buyers be given every opportunity to make an informed decision when considering the purchase of a new home. We would strongly suggest that the sales offices and realtors provide every potential home buyer with some type of a written disclosure notice that would provide them with information about the location of the Jeffco Airport.

As the Town is aware, the Jeffco Airport is currently considering Minimum Standards for Scheduled Air Service with aircraft having 30 seats or less. The disclosure statement should include language that indicates that scheduled commuter service may occur at this airport.

And finally, as with all previous filings and in accordance with the Rock Creek Ranch Development Standards, an aviation easement is required for this filing. We therefore request that such an easement be required as part of the final approval process for this

11755 Airport Way
Terminal Building
Broomfield, Colorado 80021

Phone: (303) 466-2314
Fax: (303) 438-2017

FAA Control Tower • ILS on 29R
Surface Runways: 29R-11L (9,000')
29L-11R (7,000') 20-02 (3,600')

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filing. Also, due to the location of this particular filing, we would especially encourage the Town to require the builder to incorporate sound attenuation measures into the design of these homes to help reduce the impact of aircraft noise.

In conclusion, we feel that these recommendation will serve to help both the Town of Superior and its residents as well as the Airport in terms of good community relations. The Town has the opportunity to make good land use decisions now by planning for compatible land use development for the future. The Jefferson County Airport is an extremely valuable community asset which generates income and economic stability for the entire region. It is our desire to continue to be a good neighbor with all of the communities that surround the Jeffco Airport. We hope that we can work cooperatively with the Town of Superior in such a way that will allow both the community and the airport to co-exist and continue to grow in a positive and controlled manner.

Thank you for allowing us this opportunity to review this matter and make these comments.

Sincerely,

JEFFERSON COUNTY AIRPORT AUTHORITY



David C. Gordon, A.A.E.
Airport Manager

cc:

Mayor, Town of Superior
Board of Trustees, Town of Superior
Manager, Town of Superior
Jefferson County Commissioners
Jefferson County Airport Authority
Boulder County Commissioners
Boulder Daily Camera
Denver Post
Rocky Mountain News
Louisville Times