



COPIED AA

JEFFCO AIRPORT
Denver's Corporate Choice

January 23, 1996

Mr. Fred Fox
Foxfire Community Planning And Development
1624 Market Street
Suite 208
Denver, Colorado 80202

RE: Rock Creek Ranch Filing No.23

Dear Mr. Fox.

On behalf of the Jefferson County Airport Authority, I would like to take this opportunity to respond to the proposed Rock Creek Ranch Filing No. 23.

Airport Management

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

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

Airport Authority Commissioners

*Dr. David D. Callender
Robert J. Fairchild
Edward N. Haase
Frederick J. Pattridge
Jim Thyfault*

As you are aware, the filing is located within the Airport's Influence Area and very near the extended centerline of Runway 29L/11R. As such, and in accordance with the guidelines contained in our land use document, an Avigation easement is required. In addition, we would ask that any proposed buildings within this area be properly sound attenuated in order to adequately screen out noise that will be generated from the overflight of aircraft. The aircraft activity and associated noise over this site can be expected to occur during all hours of the day and night. We would further request that some type of notification be provided to potential home buyers prior to purchase that would disclose the location of the airport and its potential impact to the property. Such notification should also include that the airport is expected to expand into the future.

We also note, with great concern, the proposed location of both an elementary school and middle school within this filing. As you can easily see by looking at a map, the school sites are located very near the extended centerlines of both of our airports' primary runways. We feel that these sites are unsuitable for schools as there is currently and will be in the future, considerable overflight of aircraft either landing or departing the Jeffco Airport. This area will be greatly impacted by jet aircraft departing to the Northwest. As you know, Jeffco Airport has been experiencing an increase in corporate jet traffic and is forecasted to continue with this trend. Also, if the Airport is forced by the Federal government or by a Court of Law to allow scheduled passenger service, the aircraft overflights would become more of a concern to citizens. We therefore strongly suggest that other sites farther away from the extended centerlines of the runways be considered for these schools.

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')

In addition, it is our opinion that there will be considerable objection to the proposed school sites by the parents of the students that may be attending these schools in the future. We therefore ask that the Town make every effort to inform the residents of Superior of the proposed school sites and their location relative to the airport so that everyone can have an opportunity to comment on this issue. We feel the current notification and review process for this filing and potential school sites deserves greater attention due to the seriousness of this matter.

We would encourage you to delay action on this filing until public meetings have been held for the purpose of discussing the school sites with the citizens and families living in the Rock Creek area. I believe this would be advisable since many people have probably not been made aware of the school sites. We have also asked Joan Green, representative for Citizens for General Aviation, to contact her membership regarding this issue. They will certainly need more time to discuss and analyze the school sites.

In conclusion, we urge the Town to carefully consider our comments when making a final decision regarding this particular matter. Town leaders have an opportunity to control potential incompatible land uses now and avoid angry and upset citizens who might feel their children are being placed at great risk.

We have no other comments at this time. We would like to thank the Town of Superior for allowing us this opportunity to review and comment on this matter.

Sincerely,

JEFFERSON COUNTY AIRPORT AUTHORITY



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

cc: Boulder Valley School District-Board and Superintendent
Superior Town Board, Mayor and Manager
Jefferson County Airport Authority
Jefferson County Commissioners
Boulder County Commissioners
Boulder Daily Camera
Louisville Paper
Lafayette Paper
Broomfield Enterprise
Rocky Mountain News
Denver Post
Joan Green, Citizens for General Aviation