



JEFFCO AIRPORT
Denver's Corporate Choice

June 25, 1996

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Town of Superior
c/o Mr. Fred Fox
Foxfire Community Planning and Development
13743 East Mississippi Avenue, #102
Aurora, Colorado 80012

RE: Comprehensive Plan Update for the Town of Superior

Dear Mr. Fox:

We have received a copy of the proposed Superior Comprehensive Plan Update and wish to take this opportunity to comment on the plan.

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
Edward N. Haase
Roy Halladay
Michael R. McGinnis
Jim Thyfault

Alternate
Robert A. Hartwig, Jr.

11755 Airport Way
Terminal Building
Broomfield, Colorado 80021

Phone: (303) 466-2314
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FAA Control Tower • ILS on 29R
Surface Runways: 29R-11L (9,000')
29L-11R (7,000') 02-20 (3,600')

The Jefferson County Airport is a large General Aviation Reliever Airport that is located directly to the southeast of the Superior planning area. Jeffco Airport currently accommodates approximately 150,000 annual operations involving many different categories and types of aircraft. The airport's master plan forecasts the number of operations to increase in the future (According to the Airport's Master Plan, operations are expected to reach 286,000 annually by the year 2007). The airport's primary-use runway (29R-11L) is aligned such that a large portion of Superior is impacted by the overflight of aircraft either landing or departing the Jeffco Airport. It is important for the Town leaders to account for the airport's impact on the community when making future land use decisions to ensure that the Town's future citizens are protected from incompatible land uses.

One of our greatest concerns is the fact that a large portion of the Town of Superior lies within the Airport's "Critical Zone." As described in the Airport's current Master Plan that was adopted in 1988, it is recommended that all residential and public buildings be prohibited within these zones for reasons of aircraft and human safety, flight track dispersion and single-event noise level irritations. The airport has made this request on several previous filings within Superior, however these filings were subsequently approved with residential uses included as part of the development.

We recognize that the Town is rapidly growing, and that most of the development plan has now been established. However, we feel that there is still time to include changes to the Comprehensive Development Plan that will be of benefit to the Town, the Airport and your citizens. We request that the

Comprehensive Plan include a requirement that the home builders, sellers and realtors provide a written disclosure statement. This disclosure statement will advise potential home buyers within the Airport's Critical Zones that their property is located within an area that will be impacted by the sound of aircraft during all hours of the day and night due to the proximity of the Jeffco Airport. We feel that such a disclosure statement will allow the home buyer a fair opportunity to make a home purchase decision based on all of the facts and further protect the Town and Airport from potential noise complaints in the future.

I would now like to now comment on some specific sections of the proposed Comprehensive Plan Update:

Page I-1. "The purpose of the Plan is to...find ways to increase the compatibility between existing and future development."

The Airport agrees with this comment and we would assume that this statement also applies to aircraft noise. We hope that a commitment to this stated purpose will mean acceptance of our "disclosure statement" suggestion.

Page III-4. There are some corrections to terms that are used in the third paragraph on this page that refers to the airport. To begin with, the Airport's Influence Area presently overlays **all** of Superior from McCaslin Blvd. eastward. In addition, the Airport's "Critical Zone" for its primary-use runway (29R-11L) overlays a large portion of the southeastern half of Superior.

This same paragraph should also state that, according to the Airport's Master Plan dated January ,1988, it is recommended that all residential and public buildings be prohibited for those reasons stated earlier in this letter. It should further be noted and corrected in this same paragraph that while the airport agrees with the description of "Clear Zones" (Now referred to as Runway Protection Zones or RPZ's), it may be somewhat misleading to the reader since these zones are almost entirely within Airport owned property and quite far from the Superior planning area. Therefore the mention and discussion of clear zones (or RPZ's as they are now called) in the Comprehensive Plan provides little if any appropriate land use information for planning purposes. A more detailed discussion of the Airport's Critical Zone would provide the reader with substantially more valid information regarding land use issues that will have an impact on the Superior community.

And finally, the locations of the Critical Zone, Influence Zone, Runway Protection Zone as well as the specific location of the Jeffco Airport itself, should be included on the map shown as figure 4-2. We would also suggest that a copy of the Airport's Land Use Plan (copy attached) as contained in the Airport's Master Plan be included as an attachment to the Superior Comprehensive Plan.

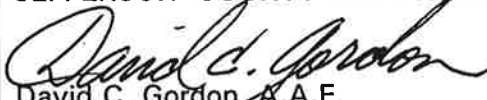
Page IV-11. " Currently, Superior is averaging approximately 220 new single family residential units per year."

This statement indicates to us that it is even more important to ensure compatibility between the airport and the residential development within the Superior community.

We have no other comments at this time. We strongly urge the Town to consider our concerns and recommendations that we have outlined in this letter. This plan update provides an excellent opportunity to make clear what impacts the airport will have on Superior and how to best plan for these impacts before they become problems in the future.

Sincerely,

JEFFERSON COUNTY AIRPORT AUTHORITY


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

cc: Board of Jefferson County Commissioners
Jefferson County Airport Authority