



CENTENNIAL AIRPORT  
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY

7800 South Peoria Street, Unit G1  
Englewood, Colorado 80112  
main: 303.790.0598  
fax: 303.790.2129  
www.centennialairport.com

January 2, 2020

Ms. Carolyn Parkinson  
Town of Parker, Colorado Community Development Department  
20120 East Mainstreet  
Parker, CO 80138

Re: COMPARK VILLAGE F7 AMD 2 REPLAT; SUB16-033.

Dear Ms. Parkinson

Thank you for the opportunity to review the site plan. Based on the fact that this facility will be an assisted living facility, this would appear to be a residential use. Because of this use and location within the Restricted Development Area (RDA), the Arapahoe County Public Airport Authority opposes this development. We have the following additional comments to make:

- The proposed development lies approximately 1.46 miles from the nearest runway at Centennial Airport and within the Restricted Development Area (RDA) of the Airport Influence Area (AIA). This site will be subjected to numerous aircraft overflights and their associated effects. These effects include, but are not limited to: noise, engine exhaust, dust, fumes and vibrations.
- Centennial Airport opposes all new residential and other noise sensitive development within the RDA. In addition, the proposed development is in close proximity to E-470 which is used as a flight path corridor for Centennial Airport aircraft departing to or arriving from the East.
- A residential 7-day noise test is recommended using single noise event levels (SEL). It is highly recommended for this proposed development, if approved, to have verified interior noise attenuation at or below 45 db.
- An aviation easement is highly recommended for development within the AIA. Book and page number of the aviation easement must be included on all plats and plans. Please forward a copy of the recorded easement to our office.
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surface, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit <https://oeaaa.faa.gov> to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. **Please note that this is a State and Federal regulatory requirement. We estimate the max allowable height to remain below the 100:1 slope at this location is 31 feet above ground level. Any object above this height will require the filing and approval of a FAA form 7460-1.** Runway endpoint data is available from the Airport for engineering calculations. In addition, please have crane operators advise the airport prior to erecting any cranes.

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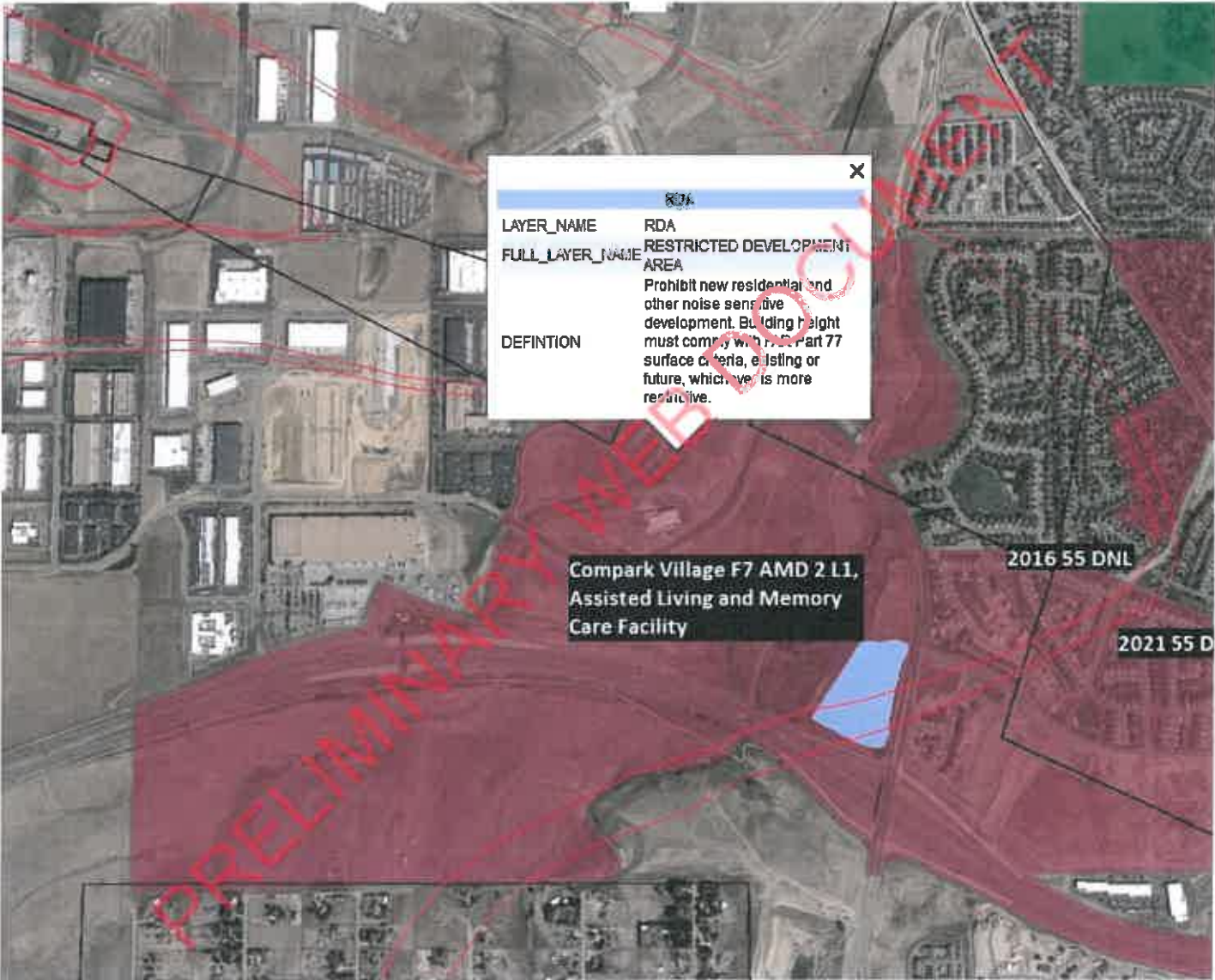
Please feel free to call me if you have any questions.

Sincerely,



Dylan Heberlein  
Senior Planner/Noise & Environmental

PRELIMINARY WEB DOCUMENT



RDA	
LAYER_NAME	RDA
FULL_LAYER_NAME	RESTRICTED DEVELOPMENT AREA
DEFINITION	Prohibit new residential and other noise sensitive development. Building height must comply with Part 77 surface criteria, existing or future, whichever is more restrictive.

**Compark Village F7 AMD 2 L1,  
Assisted Living and Memory  
Care Facility**

2016 55 DNL

2021 55 D

PRELIMINARY



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January 16, 2020

Mr. Eric Pavlinek  
Douglas County Planning  
100 Third Street  
Castle Rock, CO 80104

Re: ZR2019-029; Inverness Filing 6, 8<sup>th</sup> Amendment, Lot 1

Dear Mr. Pavlinek,

Thank you for the opportunity to review the rezoning. Due to the extremely close proximity to the Airport, the Arapahoe County Public Airport Authority strongly opposes this development. Additionally, we have the following comments on this project:

- The proposed development lies within the Restricted Development Area (RDA) of the Airport Influence Area (AIA), and will be subjected to numerous aircraft overflights and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations. According to Centennial Airport Land Use Guidelines, residential development including noise sensitive uses such as schools is prohibited within the RDA.
- This development lies less than 1,500ft from the nearest runway on Centennial Airport. This is especially concerning as this development will be directly under and next to the training traffic pattern which can have constant propeller aircraft overhead at all times of the day.
- This proposed residential development also lies within the 65 DNL noise contour of Centennial Airport. The Federal Aviation Administration (FAA) deems any noise sensitive land uses such as homes, schools or places of worship proposed within the 65 DNL noise contour to be incompatible and should be prohibited.
- According to the documents provided, there is no mention of aircraft noise impacts or aviation easements for this development. The airport is also left out of the vicinity map, even though it is only just over 1,000ft from the airport property boundary.
- Aviation Easements and Overflight Disclosers are required for noise sensitive developments within the RDA.
- Any objects on the site (including cranes used during construction) that penetrate the FAA Part 77 airspace surface or that could impede signals associated with navigational equipment will require filing and approval of FAA Form 7460-1. Please visit <https://oeaaa.faa.gov> for more information and to file FAA Form 7460-1. Please note that this is a State and Federal regulatory requirement. Our calculations show that a Form 7460-1 will be required for any associated development or cranes. In addition, please have crane operators advise the airport prior to erecting the crane.

Thank you for your time and consideration. Please feel free to call me if you have any questions.

Sincerely,

  
Dylan Heberlein  
Senior Planner/Noise & Environmental





