



**DEPARTMENT OF THE AIR FORCE  
AIR EDUCATION AND TRAINING COMMAND**

28 February 2022

Mr. Christopher P. Toale  
Director, Community Initiatives Team  
56th Fighter Wing  
14185 West Falcon Street  
Luke AFB AZ 85309-1629

Mr. Jose A. Macias  
City of El Mirage Community & Development Services  
10000 N. El Mirage Road  
El Mirage AZ 85335

Re: PZ22-02-06; Nexen DC - Copperwing (APN: a portion of 509-18-970C)

Dear Mr. Macias

Thank you for the opportunity to provide comments on the Pre-Application for the Nexen DC development. This application proposes the construction of three warehouses on 27.6 acres that will be part of the Copperwing Logistics Park. The proposed buildings will be 46 feet in height and located at the northwest corner of Jose Ramirez Rd and Dysart Rd in El Mirage, AZ. The parcel is located inside Accident Potential Zone 2 and the Luke AFB 1988 JLUS 80 DNL "high noise or accident potential zone" as identified by A.R.S. § 28-8461.

Luke AFB utilizes A.R.S. § 28-8481 when evaluating compatible land use within the "territory in the vicinity of a military airport". Subject to the results of an FAA Obstruction Analysis Evaluation; this request, as described in the narrative, will not negatively impact the flying operations at Luke AFB. Additionally, any production that would release substances into the air that would impair visibility or otherwise interfere with operating aircraft such as: steam, dust, smoke or direct or indirect reflective light emissions could create negative impact and should be eliminated. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential occupants about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

CHRISTOPHER P. TOALE

cc:

Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing  
Mr. Anthony C. Avitable, GS-13, General Law Attorney, 56th Fighter Wing