Renton Airport Advisory Committee Meeting

Tuesday, November 18, 2014

5:30 pm Meeting called to order and agenda review by Doug Jacobson; Marleen Mandt was present for meeting opening

5:31 pm Meeting minutes of August 19, 2014 were unanimously approved

5:32 pm Doug Jacobson introduced Jonathan Wilson as the new Airport Manager, replacing Ryan Zulauf who left the position in early August.

Jonathan announced that Ben Dahle, the Airport's Civil Engineer, has accepted a position with the FAA and his last day will be this Friday, November 21.

5:35pm Housekeeping item

- New RAAC binders were distributed to members tonight
- Doug notified the membership that there is a new Washington State requirement for all government-appointed committee members to take an "Open Meeting Online Training" course every 4 years. Doug distributed an information sheet with the online internet address.
  - Open Meeting Online Training website: http://rentonwa.gov/government/default.aspx?id=8306

5:45 pm Neighborhood Communications/co-Chair Selection –

- Neil Sheesley commented that at the last South Renton neighborhood meeting the issue of pollution at the Airport from Boeing operations was discussed.
- Marleen Mandt commented on a concern that two new hotels that will be constructed alongside the Boeing manufacturing plant and within the airport traffic pattern may become a cause for increased noise complaints.

5:50 pm Old Business

- Master Plan process introduced by Ryan Hayes, Mead & Hunt
  - Master Plan Team
    - Mead & Hunt
      - Ryan Hayes, Project Manager (ryan.hayes@meadhunt.com)
      - Brodie Ayers, Planner (brodie.ayers@meadhunt.com)

        - McFarland Architects
            - Mark McFarland
        - EnviroIssues
            - Charla Skaggs
            - Ryan Orth
    - Draft Inventory Chapter – distributed to membership for review and comments
        - **TASK ITEM**: Airport users need to review list of airport facilities and provide edits/comments to Ryan Hayes, Mead & Hunt
        - **TASK ITEM:** Members need to review Draft Inventory Chapter and provide edits/comments, other than grammatical errors to either Jonathan Wilson or Susan Campbell-Hehr, or directly to Ryan Hayes @ ryan.hayes@meadhunt.com
    - Overview of Master Plan process includes: Airport Inventory, Environmental, Planning considerations, Public Outreach
    - Next steps – forecast aviation activity and facility needs, Working Paper Two, next meeting February 2015 to work on Master Plan

- Public Outreach Process presented by Charla Skaggs and Ryan Orth from EnviroIssues
    - Public outreach process
        - Will determine the type of information that will be needed
        - Will provide feedback and updates throughout the whole planning process via website and newsletters
        - Audience –
            - ✓ brochure sent through utility billings
            - ✓ Include West Hill Community (unincorporated King County)
            - ✓ Neighborhood meetings
            - ✓ Mercer Island community
            - ✓ Seahawks Training facility
            - ✓ ESL communities
            - ✓ Renton School District
            - ✓ Chamber of Commerce
        - Methods of Communication –
            - ✓ Mailers
            - ✓ Social media
            - ✓ Website
        - Issues of Concern -
            - ✓ Noise and noise abatement
            - ✓ Public access to Airport

- ✓ Increased operations
- ✓ Flight path elevations
- ✓ Boeing economic concerns
- ✓ Business diversification
- ✓ Surrounding airport overlay impacts
- ✓ Economic vitality of start-up businesses
- ✓ Future of aviation

- Next steps – build tool for information gathering and attend Kennydale neighborhood meeting in January 2015
- Al Banholzer brought up that the seaplane base isn't included in the Draft Inventory Chapter

Questions/comments on Airport Lines of Business

- Airport Business Management (see Page 6)
- Airport Operations/Maintenance Highlights (see Page 7)
  - New RAAC Resource binder includes a map of the airport identifying businesses and addresses
- Airport Capital Project Status Report (see Page 10)

6:50 pm New Business - none

6:50 pm Meeting process check and agenda inputs for next meeting.

- Next Meeting Agenda
  - Master Plan Update
    - Working Paper Two

6:55pm Meeting adjourned

RAAC Meeting Calendar – February 10, May 12, August 11 and November 10, 2015

Attendees	Absentees
Kennydale	
Marleen Mandt	Mark Hancock
Highlands	
Jeffrey Thomson	
Harold (KC) Jones	
Talbot Hill	
Matthew Devine	Jennifer Ann Rutkowski
South Renton	
Neil Sheesley	
Robert Moran	
West Hill	
Kenneth Williams	Frederick Lund
Renton Hill/Monterey	
David Basco	Melody Kroeger
North Renton	
Ben Johnson	
Lee Chicoine	
Airport Leaseholders	
Steve Beardslee	Chuck Kegley
Gordon Alvord	Diane Paholke
Members At Large	
Kurt Boswell	Todd Banks
Mark Spiegelman	
Mike Johnson	

Boeing

Blake Misenar
Jesse Uman

Pilots Association

Karen Stemwell

Robert Dempster

WPA-Green River Chapter

Al Banholzer

Mercer Island

Mike Cero

Councilmembers

Marcie Palmer

City Staff

Doug Jacobson

Jonathan Wilson

Ben Dahle

Susan Campbell-Hehr

Guests:

Ryan Hayes, Mead Hunt

Brodie Ayers, Mead Hunt

Mark McFarland, McFarland Architects

Ryan Orth, EnviroIssues

Charla Skaggs, EnviroIssues

Airport Update for RAAC

Airport Business Management

1. **Control Tower Closure Update** - Ongoing

Staffing

A. Contract tower staff is funded thru September 30, 2015
B. As of June 6, 2014, The DOT/FAA Appropriations legislation for FY '15 was approved by the full Senate Appropriations Committee includes a total of $149 million in dedicated funding for the FAA contract tower program ($138.7 million for the fully funded towers and $10.35 million for the cost-share contract towers). The House Appropriations Committee included $140 million (including $9.5 million for the cost share towers) in dedicated funding for the contract tower program in the FY '15 DOT/FAA appropriations legislation was approved by the full House Appropriations Committee in May.

FAA Lease

A. Current Tower lease expired January 31, 2014
B. FAA indicated in a letter dated January 30,2014, that the agency would not be renewing the lease, indicating the City should provide the tower space at no cost and pay all utilities
C. Historically the City has paid water and sewer, FAA paid for electricity
D. FAA has not notified PSE requesting utility account be changed
E. Ryan sent a letter dated February 24 rejecting the Tower Operating Agreement
    a. Appears to be inconsistent with language in FAA FFY 2014 Appropriations Bill
    b. FAA actions in Lynchburg, VA
F. Nothing new to report since last RAAC session in August.

2. **Comcast Lease** – In Progress

The Comcast draft agreement is largely completed and will be sent to Council for approval as soon as the design is completed by Comcast. Comcast staff continues to design their conduit runs around the airport after receiving airport feedback on the design. The agreement has been in Comcast's hands for over two months. No change or appreciable movement since August's meeting.

3. **Airport Master Plan Update** - In Progress

The consultant Mead and Hunt was selected for the Airport Master Plan Update. Master Plan work will be discussed in more detail during each RAAC meeting.

4. **Bosair Building Construction**– Ongoing

Bosair (Ace Aviation) has demolished the 289 hangar and has prepared the site for construction of their new hangar. The new building is being erected currently.

5. **Boeing North Bridge Construction– Ongoing**
   Boeing restarted the construction of the north Boeing bridge on June 1. Construction will conclude for the year in November. Construction should be complete by mid-summer of 2015.

Airport Operations and Maintenance

1. **Taxiway Bravo System Rehabilitation – South Portion - In Progress – Almost Done!**

   What: A $10.5 million pavement and utility replacement and repair project on Taxiway Bravo.

   Why: The pavement on this parallel taxiway had reached the end of its useful life and needed to be strengthened and replaced. Additionally, utility lines in the area were replaced and all connecting taxiways were renamed A1, A2, B1, B2 and so on from their current alpha only designations. The airport also installed an emergency generator and LED lighting along Taxiway Bravo.

   How: The FAA is providing grant funding to help complete the project. Grant funding covered 90 percent of design and construction cost with the remaining 10 percent covered by Airport generated revenue.

   Status: Major construction is now complete. Only the thermoplastic taxiway markings are left to be completed. Thermoplastic markings are 99% complete. The manufacturer did not ship enough material during the last installation work in August. The remaining product arrived at the Airport on November 11, 2014. Airport staff is checking with the contractor on installation dates.

2. **Non-Directional Beacon - Complete**

   What: The Non-Directional Beacon (NDB) is the only land-based navigation system on the Airport that allows pilots to make approaches to Runway 16 in Instrument Meteorological Conditions (IMC). The beacon has been inoperative since the spring of 2013.

   Why: The NDB equipment had reached the end of its useful life. During inclement weather the antenna sometimes stopped working. Also, there was a signal tuning unit that has stopped working. The City of Renton's signal shop has stated that they are unable to continue making repairs to equipment and that all of the components need to be replaced.

How: The Airport was unsuccessful locating a suitable used unit. The new plan replaced the shed, the signal tuning unit, and the antenna. This should get the NDB back up and running. All funding for this project will come from airport generated revenue.

Status: The NDB has passed all inspections. It is now fully operational and in use.

3. **Wildlife Hazard Assessment** - In Progress

What: An FAA grant funded project to complete a Wildlife Hazard Assessment (WHA) at the Airport. WHAs are completed to help airports formulate Wildlife Hazard Management Plans. These plans help airports mitigate and reduce the effects of wildlife on airport operations.

Why: Ever since the bird strikes that brought down the US Airways flight into the Hudson River, the FAA has placed new emphasis on Airports completing Wildlife Hazard Assessments. Historically, these were only done for Part 139 certificated airports, but recently federal funding has been made available for certain non-certificated airports to participate.

How: Federal grant funding of up to $150,000 (90%) and airport revenue up to $16,667 (10%).

Status: WH Pacific is continuing to conduct surveys for the Wildlife Hazard Assessment. Field visits will continue into 2015 to assess wildlife presence on the Airport.

4. **New Airport Badge Standards** - **Complete**

What: A new ID badge program for tenants and contractors who need to access the Airside of the Airport.

Why: The Airport currently has a badging system for tenants and contractors. Badges do not have any identifying information on them. When someone is stopped by Airport Operations, they might have a badge on them, but it is unknown whether it's their badge and where on the Airport the driver should be.

How: The Airport has budgeted money to purchase a new ID badge system from HID. New badges will have a photo, name, airport business (if applicable), airplane information (if applicable), and expiration date. All badges will be valid for one year instead of the current standard of up to five years (expires when the drivers license expires).

Status: All equipment has been installed and tested. The new card design has been created. Instructions for office staff are being tweaked.

5. **800 Building** – In Progress

What: Major maintenance of the building at 800 W Perimeter Road (800 Building) for future tenant occupancy.

Why: The 800 Building is airport owned and operated. Upgrades include fixing numerous roof leaks, demolition of unnecessary roof structures, selected demolition of some interior spaces and ducting, and installation of work bay heating.

How: Airport generated revenue will cover the cost of repairs.

Status: The Airport staff is working with Forma Construction, the City's Job Order Contractor (JOC). The roof work and the interior demolition is now complete. The subcontractor is working on installation of the heating system. Work should be complete by the RAAC meeting on November 18, 2014.

6. **Tower Second Floor Remodel** – In Progress

What: Remodel of the second floor of the Control Tower

Why: The second floor is being remodeled to become the Airport's primary meeting room space.

How: Airport generated revenue will cover the cost of the remodel which is estimated to cost $126,000.

Status: All finish work is now done. The meeting room has passed its final inspection. Furniture has been ordered and should arrive the week of November 17, 2014. Once furniture is installed the project will be complete.

7. **608 Building Door Replacement and 622 Hangar Door Opener – Complete**

What: Replacing the 70' hangar doors on the building at 608 W Perimeter Road (608 Building). Installing an electric door opener on the building at 622 W Perimeter Rd (622 Building).

Why: The doors on the 608 Building had reached the end of their useful life. Door hinges have been intermittently failing and door sections sometime dragged along the ground when opening and closing. The 622 Building will have an electric door opener installed on the west facing hangar doors. The opener will help the tenant open the big, heavy hangar doors easier and faster.

How: Airport generated revenue will cover the cost of this work.

Status: New hangar doors have been installed on the 608 building and this part of the project is finished. The motorized wheel opener for the 622 building has been installed. Both

projects have passed all inspections and are considered complete.

Airport Capital Program

1. **Washington Manufacturing Advanced Training Institute– In Progress**

   What: The Airport will be managing the construction of a new facility called the Washington Manufacturing Advanced Training Institute (formerly Renton Aerospace Training Center) located on the same site as the old Chamber of Commerce building.

   Why: The project is to build a facility and provide equipment to help train critically needed manufacturing workers in the aerospace, maritime, and medical industries. This facility will be a resource to help meet the immediate need for trained workers in these industries and be a long-term asset for the community.

   How: The State legislature provided a $2.5 million grant in 2012 and an additional $9.5 million aerospace grant in 2013 to build this facility in concert with industry and potential tenant partners. SRG Partnership Inc. will design the project. The design re-started with a recent recommendations report from the Aerospace Futures Alliance of Washington (AFA) appointed committee headed by Laura Hopkins.

   Status: Design has been restarted. Construction scheduled to begin next year.

2. **Shoreline Enhancement – In Progress**

   What: As part of the permitting for the Maintenance Dredge project, the airport will make improvements to the shoreline near the seaplane ramp. We will remove concrete rubble and replace with rock to prevent erosion.

   Why: This project is driven by permits issued for the seaplane base maintenance project that was completed early this year.

   How: The Airport will fund this project.

   Status: Design and permitting were kicked off in July.

3. **Cedar River Hangar Building Electrical Upgrades– Building Electrical Upgrades - In Progress**

   What: The Airport will update the electrical system in the hangars over the next four years.

   Why: The electrical system in the Cedar River Hangars is outdated and insufficient for tenant needs.

   How: The airport will fund the electrical upgrades. URS prepared construction plans for the project. The design for electrical project is complete and the permit is ready to be picked up.

Status: The electrical project is on hold while other larger capital projects are being completed. Construction of the electrical project should begin in the fourth quarter of 2014.

4. **820 Building Demolition– Complete**

What: The 820 building was located on the west side of the airport, north of the Control Tower, was removed to make way for future beneficial use.

Why: The building exceeded its useful life and was expensive to maintain and not suitable for tenant use.

How: The airport will funded the project.

Status: Construction is wrapping up. The related improvements to the 800 building should be complete by the end of August.

5. **Blast Fence Replacement– In Progress**

What: The blast fence on the south end of the runway will be removed and replaced with a new blast fence to meet FAA Part 77 standards. The project includes aesthetic treatments to the Airport way side of the blast fence along with new landscaping.

Why: The existing blast fence has exceeded its useful life and is an obstruction to airspace per the Airport Layout Plan (ALP)

How: This is an FAA grant project with the airport contributing 10% of the project cost.

Status: NTP was issued 7 November; ground breaking will start 1 December. The FAA determined that an additional $200,000 funding was available to cover the low bid that came in higher than the engineer's estimate.

6. **Restripe Drive Lane and Taxiway A– In Progress**

What: The A Taxiway and the drive lane need to be repainted. The project includes restriping the existing markings and extending the drive lane north to the seaplane base.

Why: The A Taxiway and drive lane markings are faded and need to be repainted.

How: This is a pavement management plan project.

Status: The construction documents are being prepared for bid in January.

Mead & Hunt

Kickoff and Working Paper One

November 2014

Master Plan

Renton Municipal Airport/ Clayton Scott Field

RENTON
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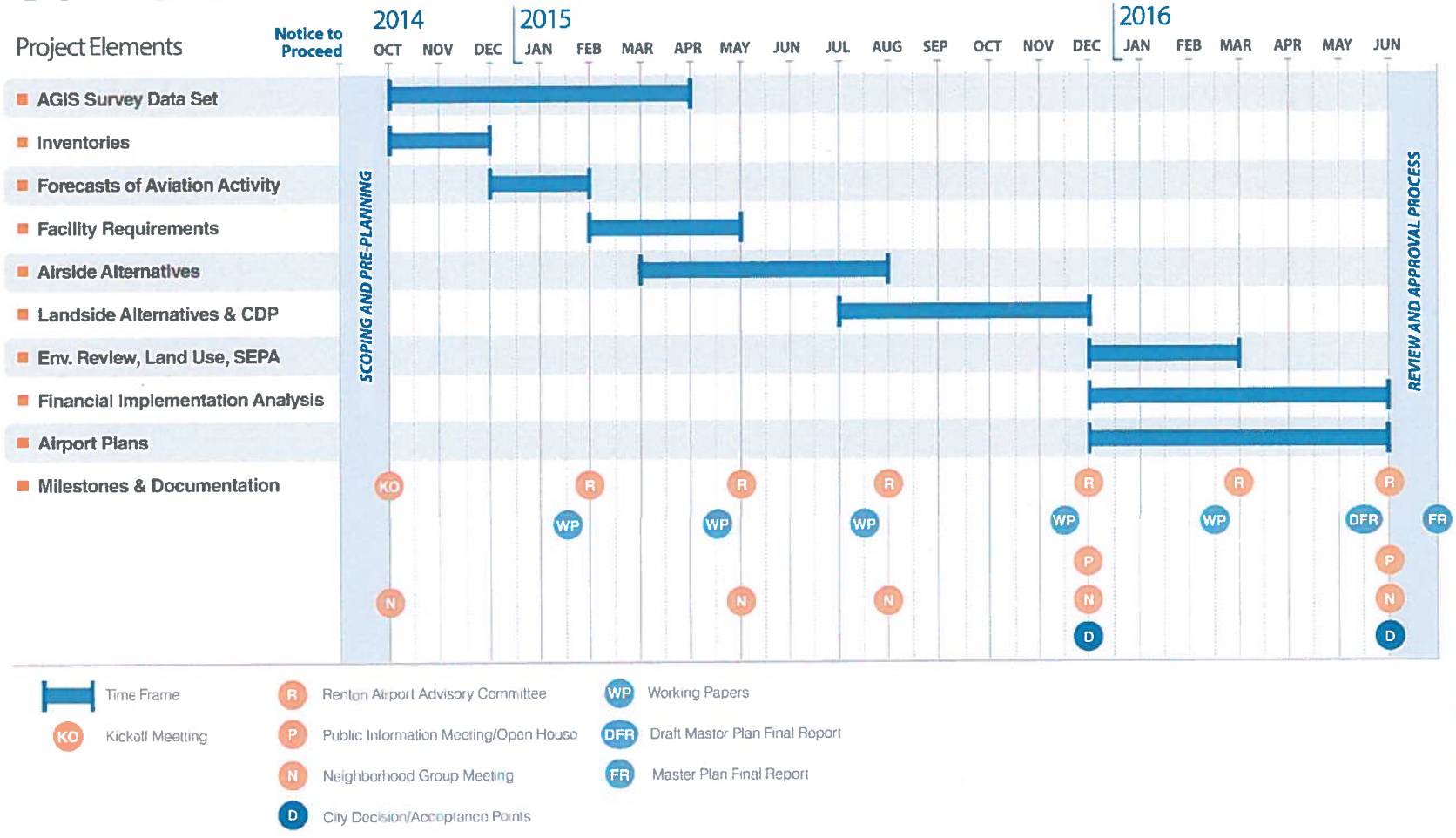
Consultant Team

- **Mead & Hunt**
  - Ryan Hayes
  - Brodie Ayers
- **McFarland Architects**
  - Mark McFarland
- **EnviroIssues**
  - Charla Skaggs
  - Ryan Orth
- **Six other specialty firms**

Planning Process and Master Plan Update

- Project Kickoff and Inventory
- Forecasts of Aviation Activity
- Facility Needs/Requirements Determination
- Alternatives Analysis
- Environmental Review, Land Use, SEPA
- Implementation Plan

Project Schedule



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Renton Municipal Airport/ Clayton Scott Field

Draft Inventory Chapter

- Airport Role, Goals and Objectives
- Airport Facilities
  - Landside
  - Airside
- Airport Environs and Overlay Zoning
- Environmental Review

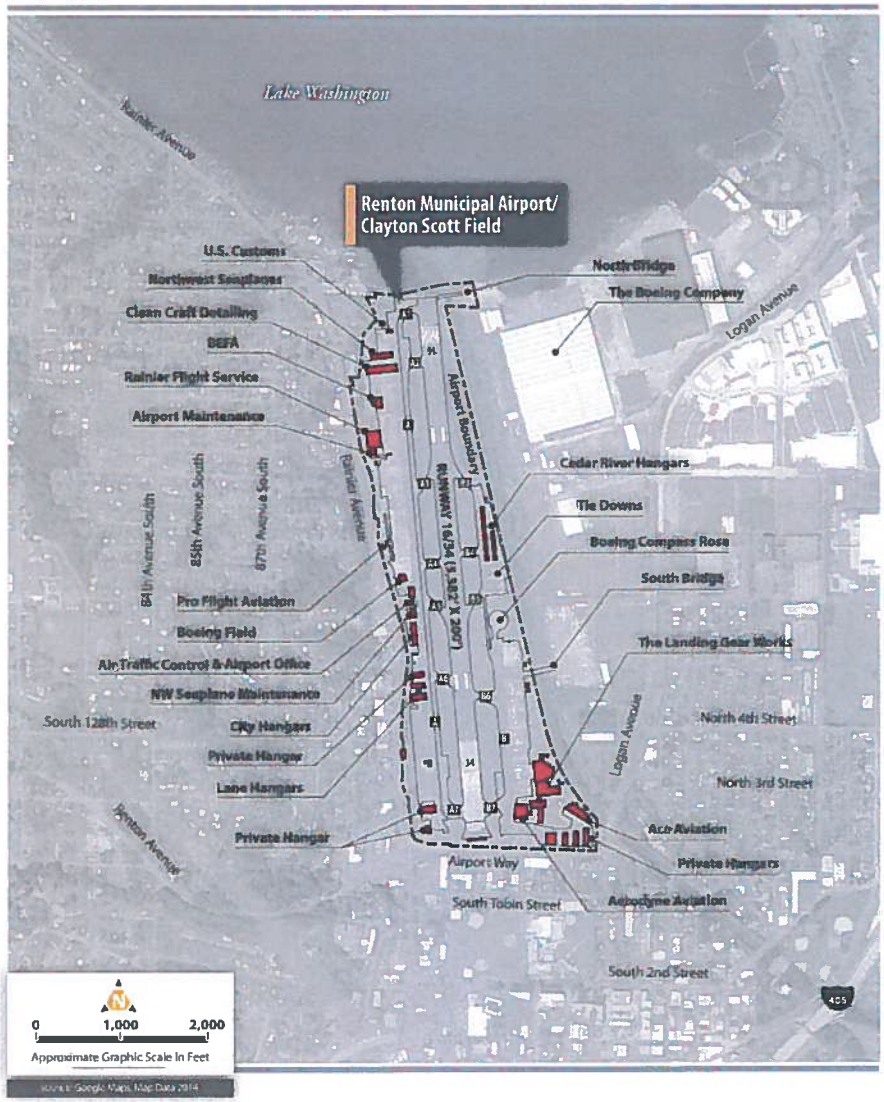

FIGURE A3 **Existing Airport Layout**

Master Plan

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Inventory of Existing Conditions

Renton Municipal Airport/ Clayton Scott Field

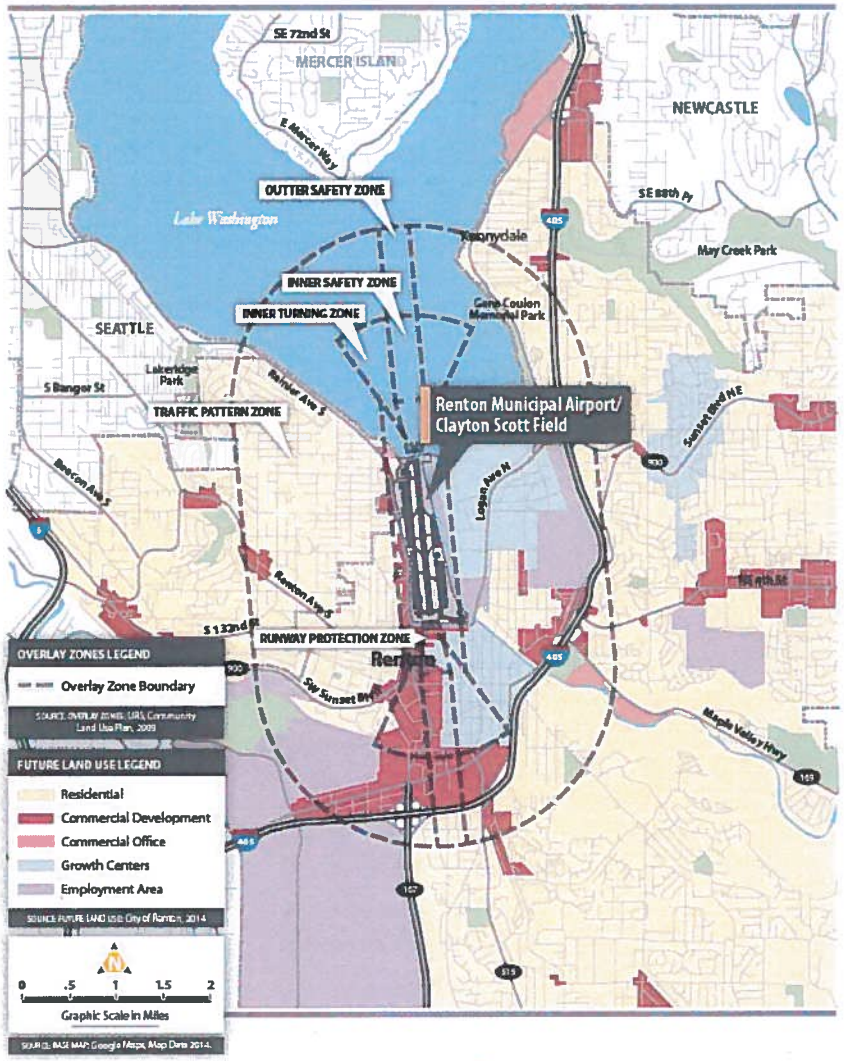

FIGURE A8 **Overlay Zoning with Generalized Future Land Use**

Renton Municipal Airport/ Clayton Scott Field

Master Plan
Mead &Hunt

Airport Environs and Overlay Zones

Renton Municipal Airport/ Clayton Scott Field

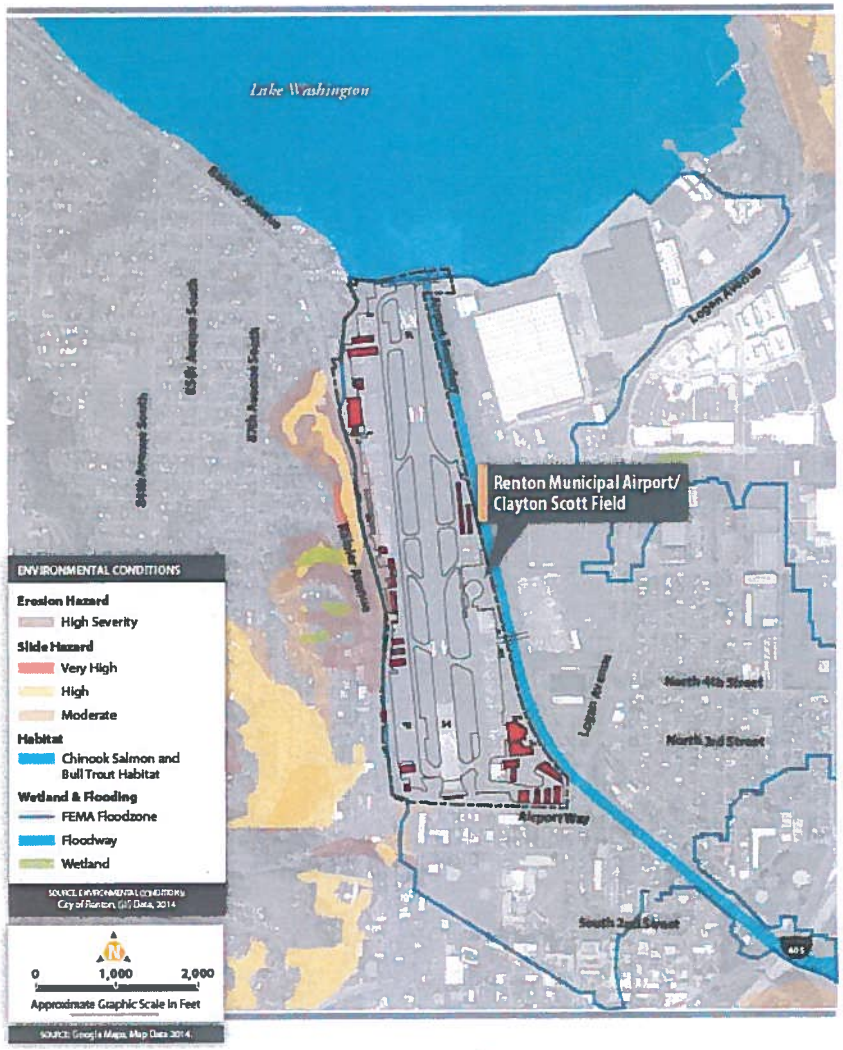

FIGURE A5 Environmental Conditions

Renton Municipal Airport/
Clayton Scott Field

Master Plan
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Environmental Review

Renton Municipal Airport/
Clayton Scott Field

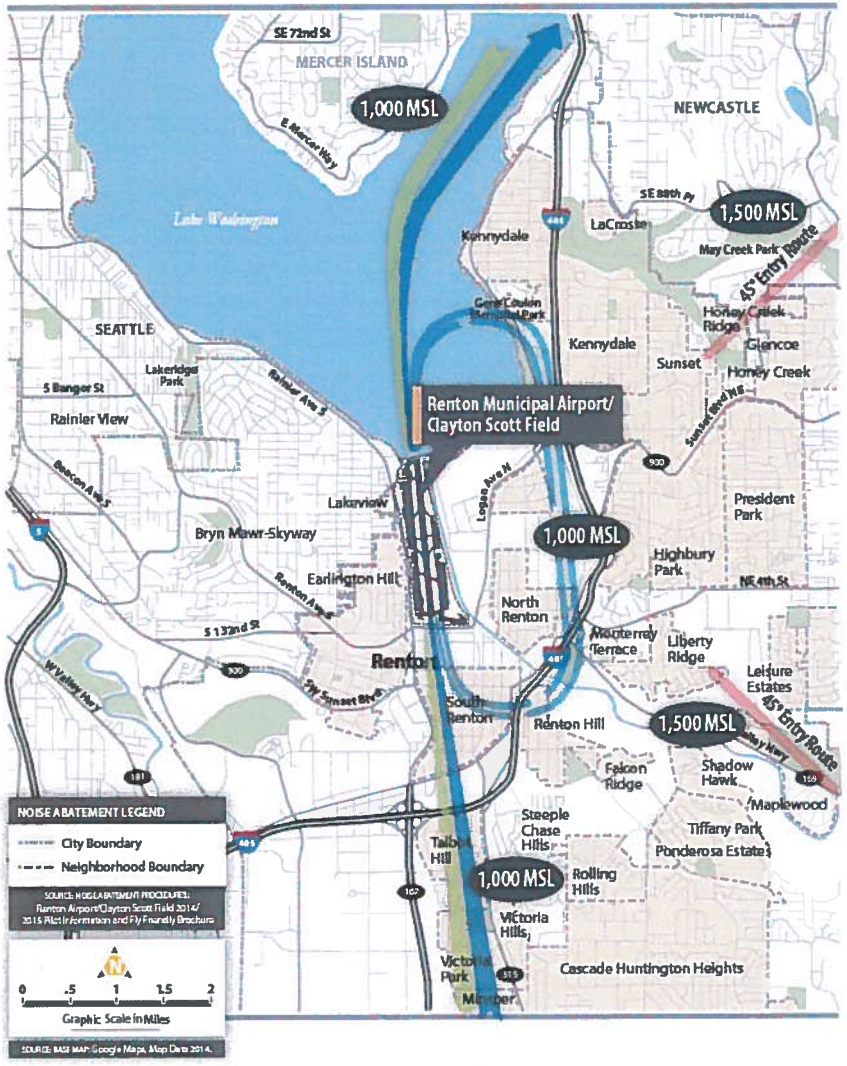

FIGURE A10 **Voluntary Noise Abatement Procedures**

Master Plan
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Voluntary Noise Abatement Procedures

Renton Municipal Airport/ Clayton Scott Field

Key Planning Considerations

- FAA Design Standards for Critical Aircraft
- Data Collection and RNP Procedure Development
- On-Airport Land Use and Redevelopment
- Public Engagement

Public Engagement

- To **inform** Renton Municipal Airport stakeholders and the broader community about the master planning process
- To **consult** with those most affected by airport operations
- To **collaborate** with the RAAC to identify recommendations for incorporation into the master plan, to the maximum extent possible

Public Engagement Activities

- RAAC meetings
- Stakeholder briefings
- Ongoing updates through the website and email newsletter
- Public meetings

Public Involvement Next Steps

- Develop public involvement plan, incorporating RAAC feedback
- Begin ongoing stakeholder outreach and briefings
- Updates to RAAC at next meeting

Master Plan Next Steps

- Forecasts of Aviation Activity
- Facility Needs/Requirements Determination
- Ancillary Elements
  - AGIS Survey and Data acquisition including updated aerial photography
  - Sustainability Coordination
  - Waste Audit
- Publication of Working Paper Two
- Next RAAC Meeting (February 2015)

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Thank You!

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Questions & Comments

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