

Duluth Airport Master Plan

Economic Development

Technical Advisory Committee (TAC)
Meeting #2

September 22, 2020

Introductions

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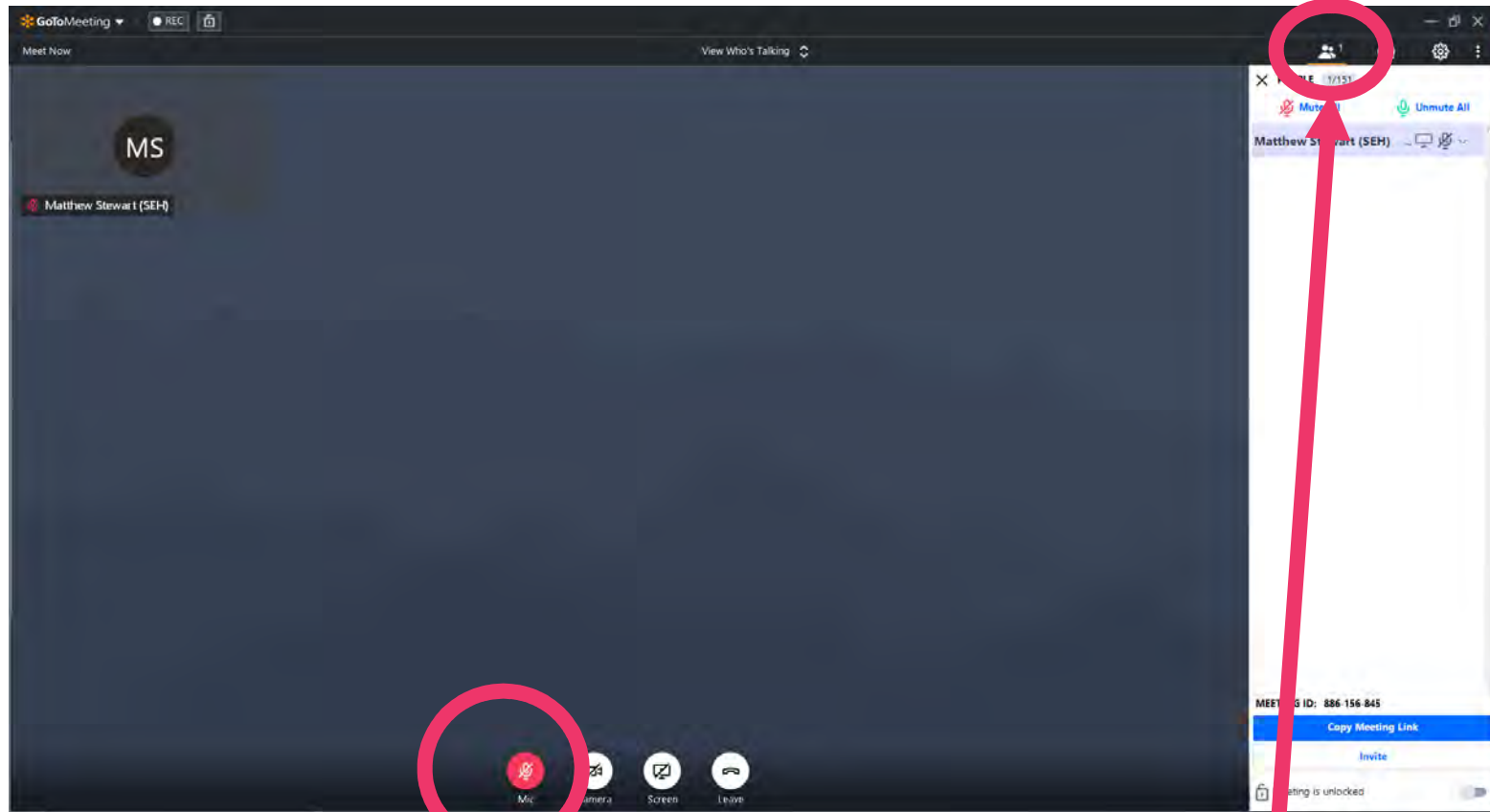
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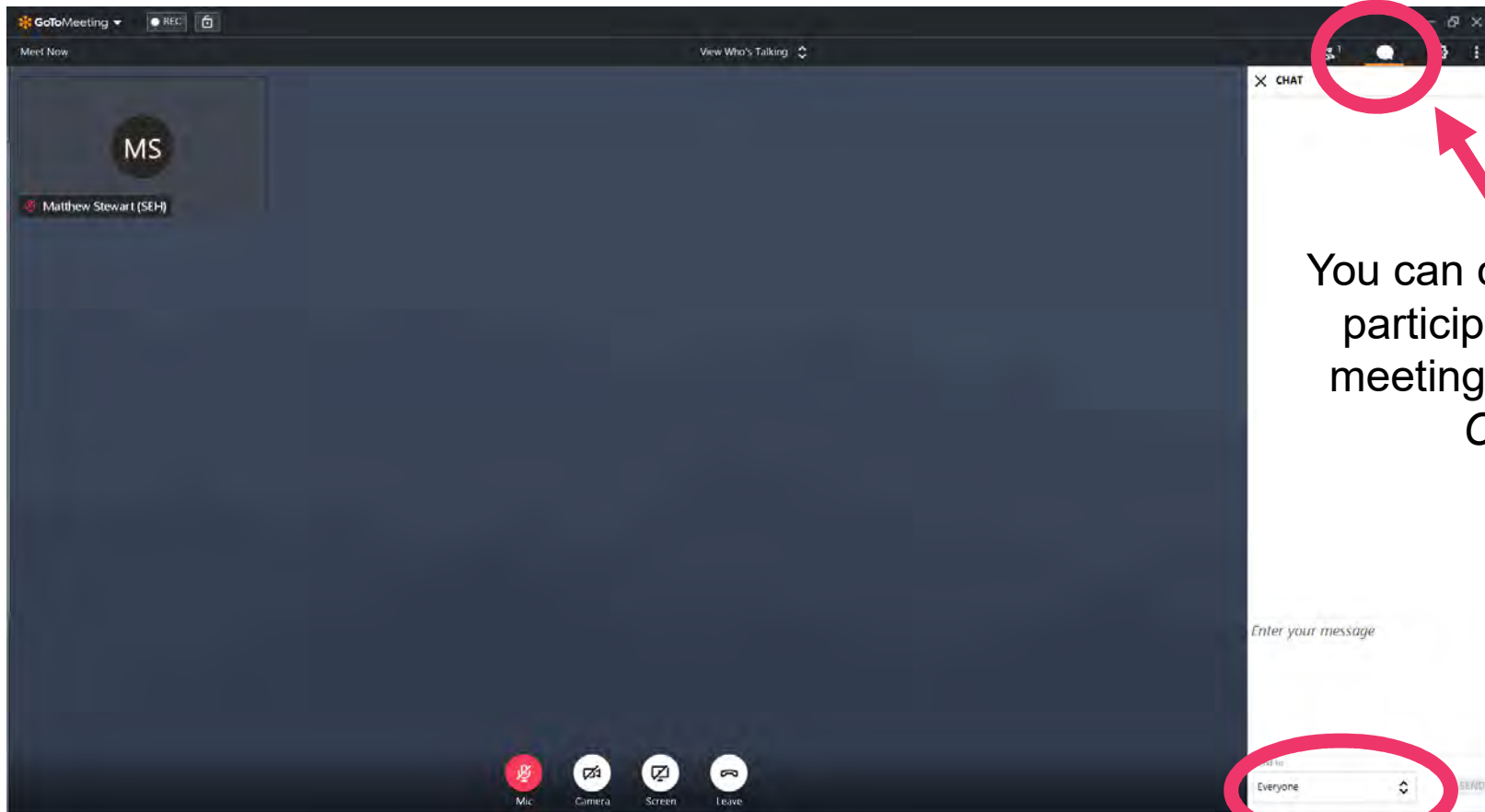
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Introductions

- Name
- Organization
- Role



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Meeting Agenda

- Economic Development TAC Goals
- Airport Overview
- Existing Aeronautical Development
- Group discussion



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TAC Goals



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Goals

- Inform the Master Plan process and how the airport can support economic development
- Inform the ultimate airport land use
- Inform future DAA investments
- Understand the role DLH plays in the overall regional economy



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Airport Overview

Types of On-airport Development



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Aeronautical vs Non-Aeronautical

Aeronautical

All activities that involve or are directly related to the operation of aircraft, including activities that make the operation of aircraft possible and safe. Examples:

- Air charter operations
- Scheduled air carrier services
- Pilot training
- Aircraft rental and sightseeing
- Aerial photography
- Aircraft sales and service
- Aircraft storage
- Sale of aviation petroleum products
- Repair and maintenance of aircraft
- Sale of aircraft parts
- Military flight operations

Non-Aeronautical

Activity that is not required for the operation of an aircraft. Typically, an activity that doesn't need to be on an airport. Examples:

- Aviation-related users that do not need to be located on an airport. (example: airline reservation center)
- Gas station
- Manufacturing of parts
- Office park
- Mini storage
- Hotel

Note: The FAA must approve non-aeronautical activities before the use is allowed.



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Stakeholder feedback: Potential types of on-airport development



Aeronautical development

- Recreational hangar space
- Corporate hangar space
- Rent ready hangars
- Aeronautical manufacturing space
- Rotorwing designated area
- Additional ramp space for large aircraft
- Facilities for future UAV users



Non-aeronautical use

- Potential complementary businesses needed on/near airport
 - Daycare
 - Hotel
 - C-store/auto maintenance/gas station
 - Housing
 - Others



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Stakeholder feedback: Development Needs



Development Needs

- Large sites needed (50-100+ acres)
- Potentially better roadway access (particularly for freight)
- Reliable broadband
- Parking
- Utility extensions (north side)



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Releasing Property for Non-Aeronautical Use

- FAA approval required to release land from the federal obligations to use it for aeronautical use.
 - The reasonableness and practicality
 - The effect of the request on needed aeronautical facilities.
 - The net benefit to aviation.
 - The compatibility of the proposal with the needs of aviation.
- Other requirements will remain in place –
 - Example: Requirement to charge fair market value for non-aeronautical uses.
- Process to release land for non-aeronautical use can be initiated after Master Plan is complete.



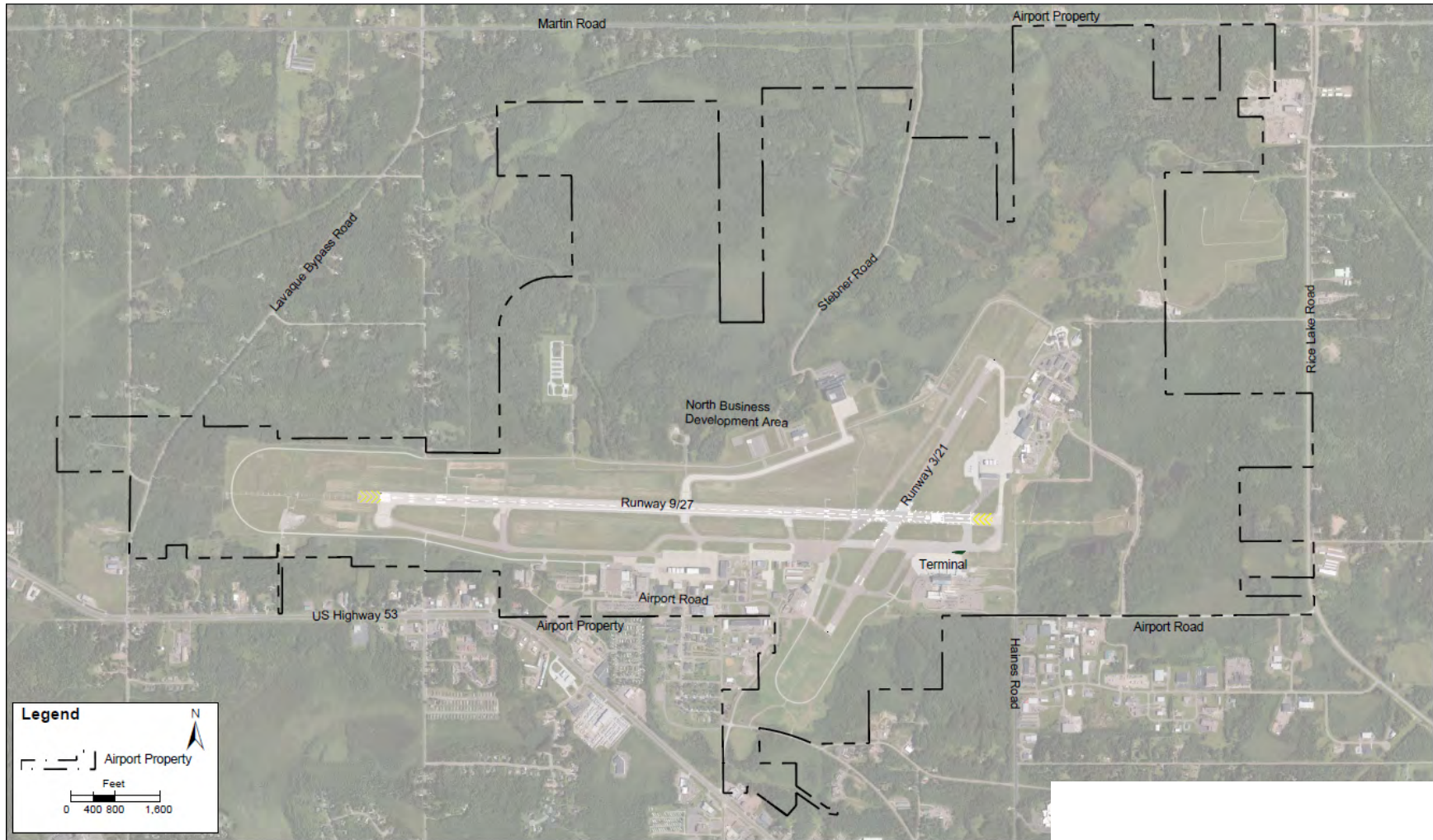
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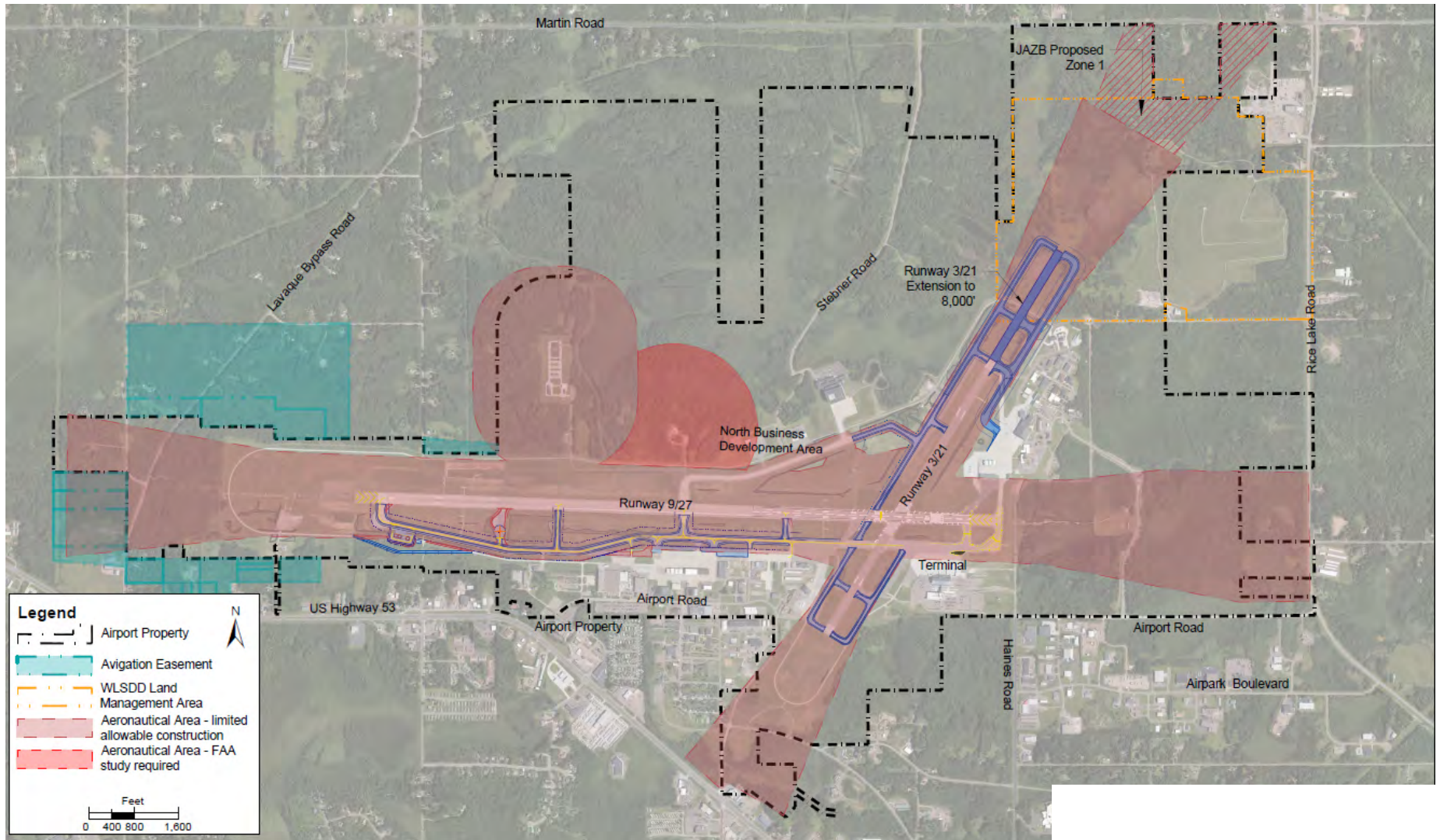
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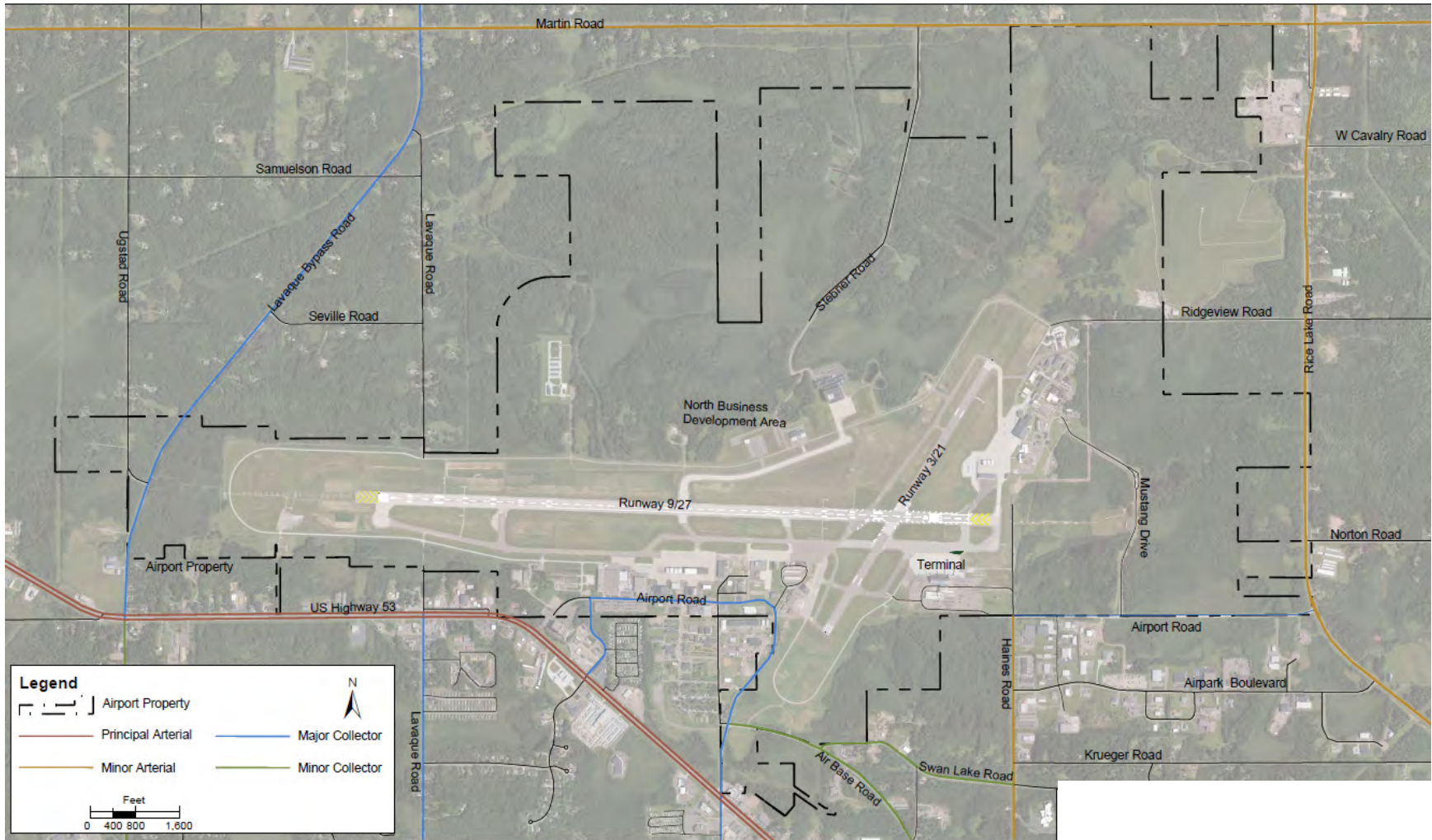
Airport Property



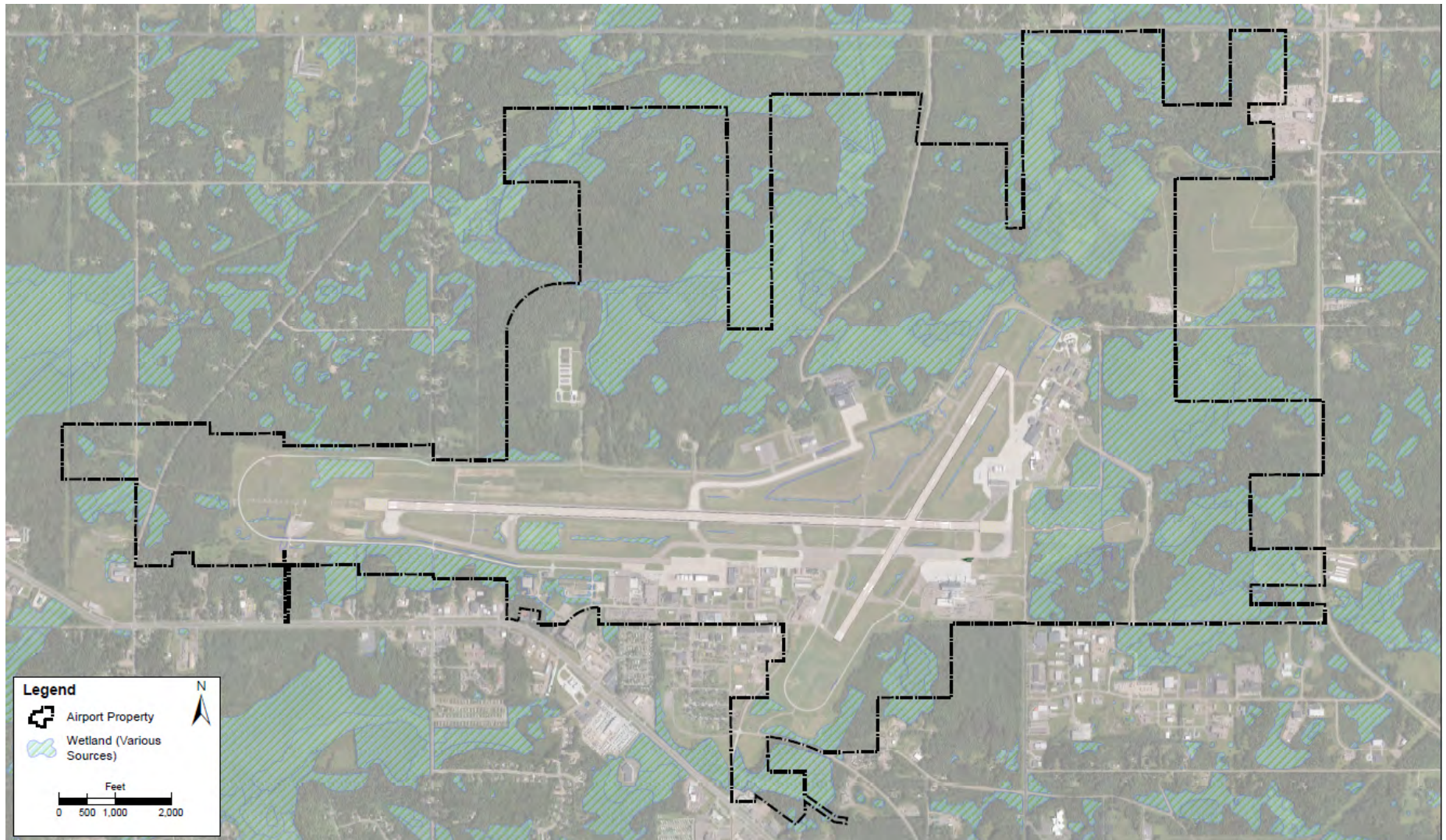
Existing Development Restricted Areas



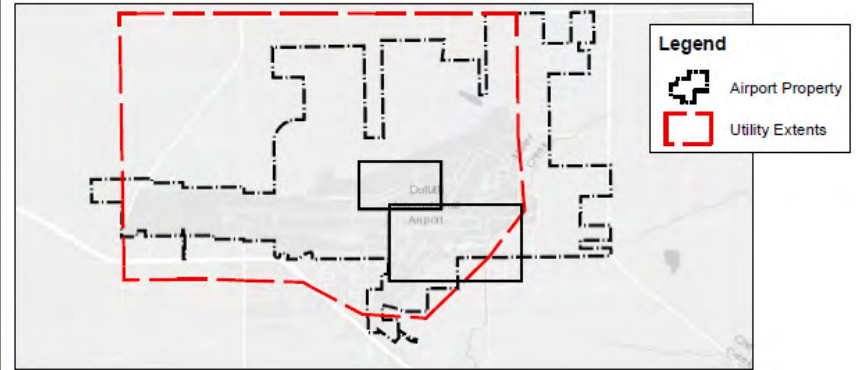
Airport Road Network



Existing Environmental Features











Existing Utilities



Legend

-  Airport Property
-  Utility Extents

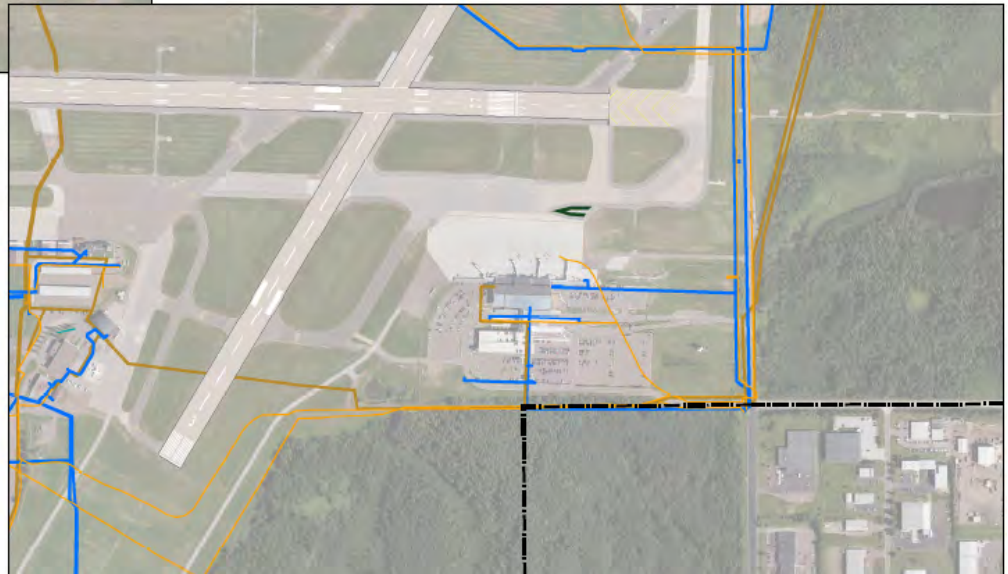
Legend

-  Airport Property
-  Gas - Distribution Main
-  Gas - Fuel Line
-  Gas - Low Pressure Gas Pipe
-  Gas - Transmission Main
-  Water
-  Storm Sewer
-  Sanitary Sewer

Feet

0 125 250 500

N



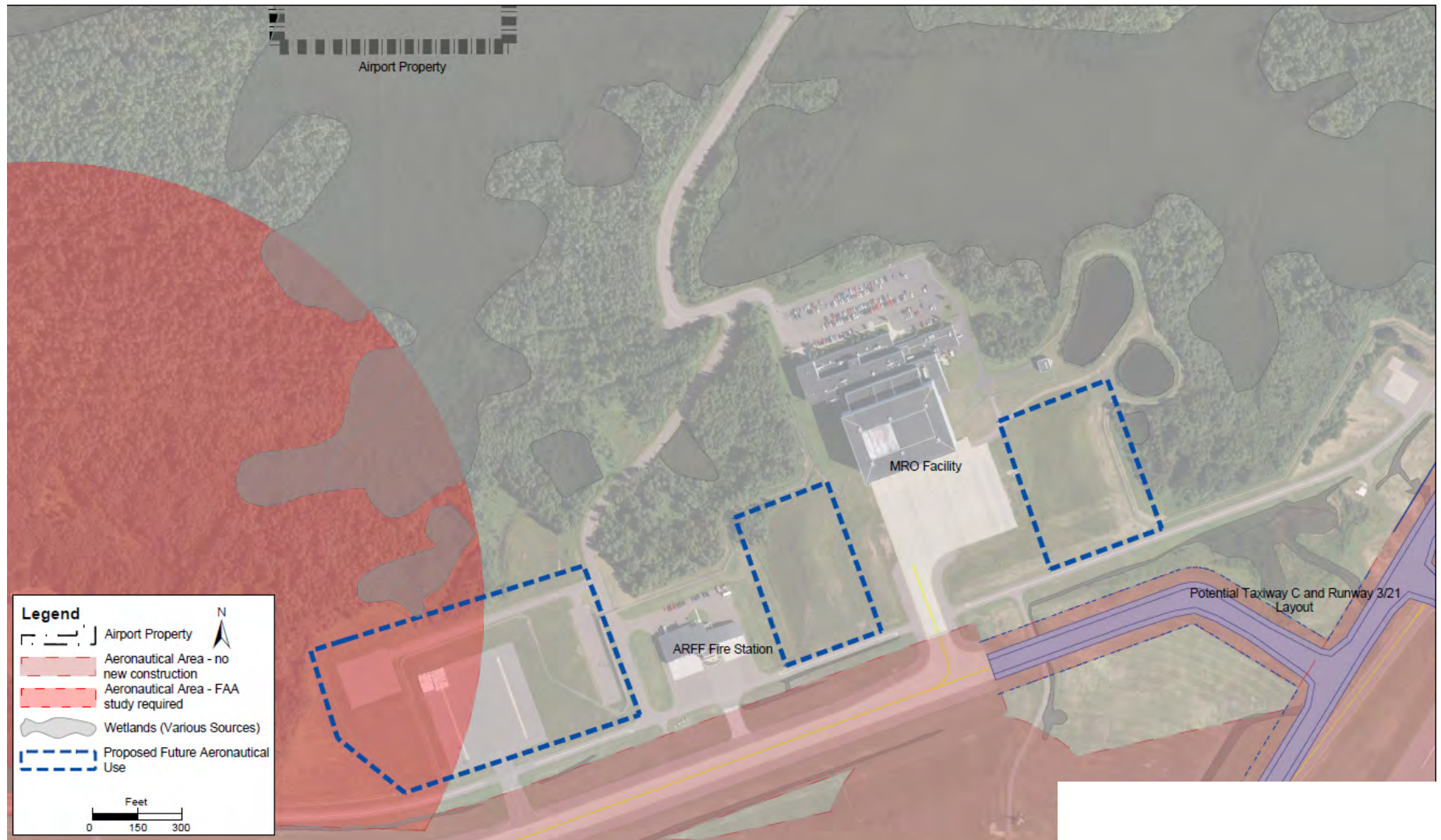
Potential Development and Redevelopment Sites



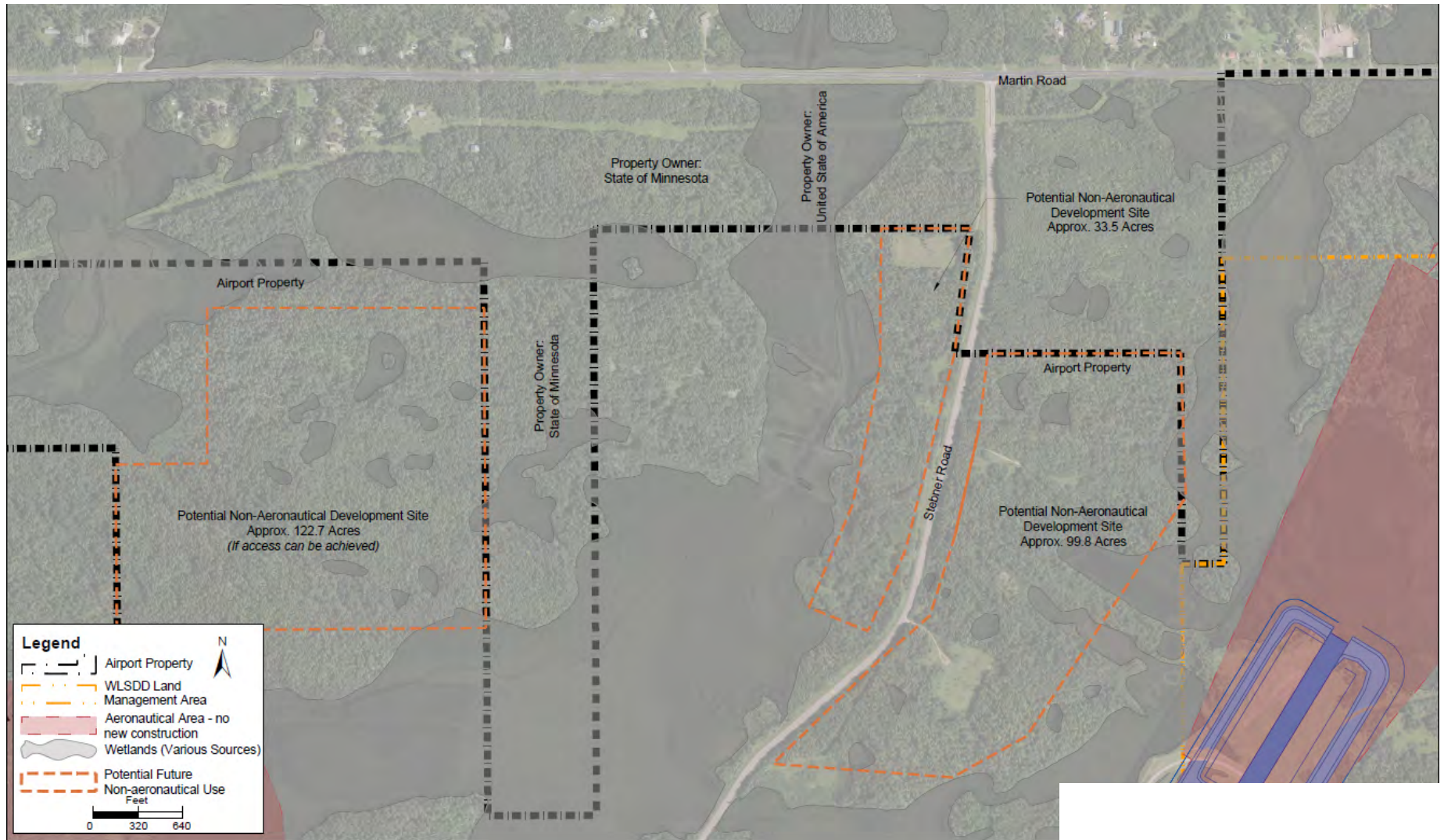
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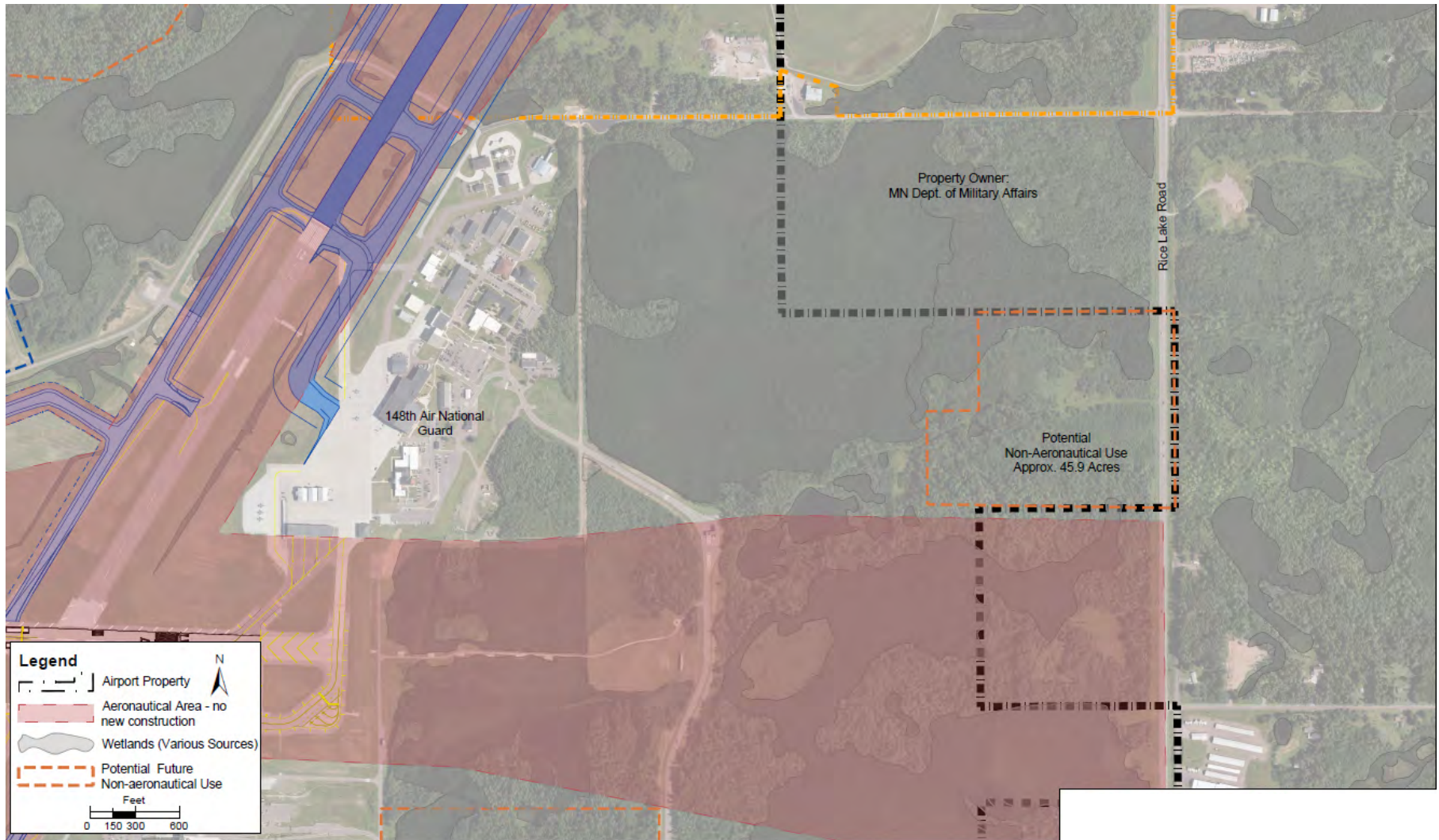
North Business Development Area (NBDA)



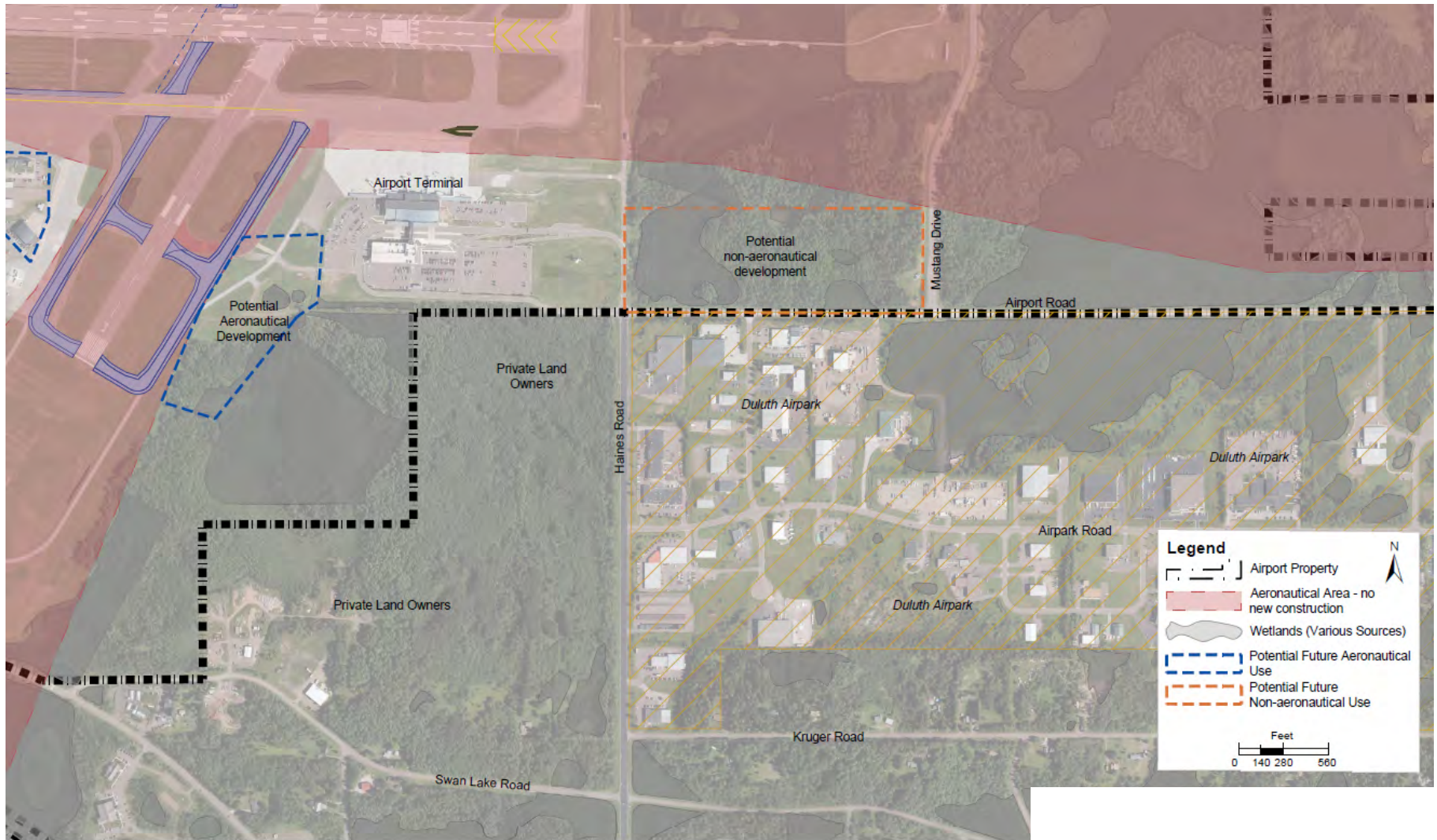
Northern Airport Property



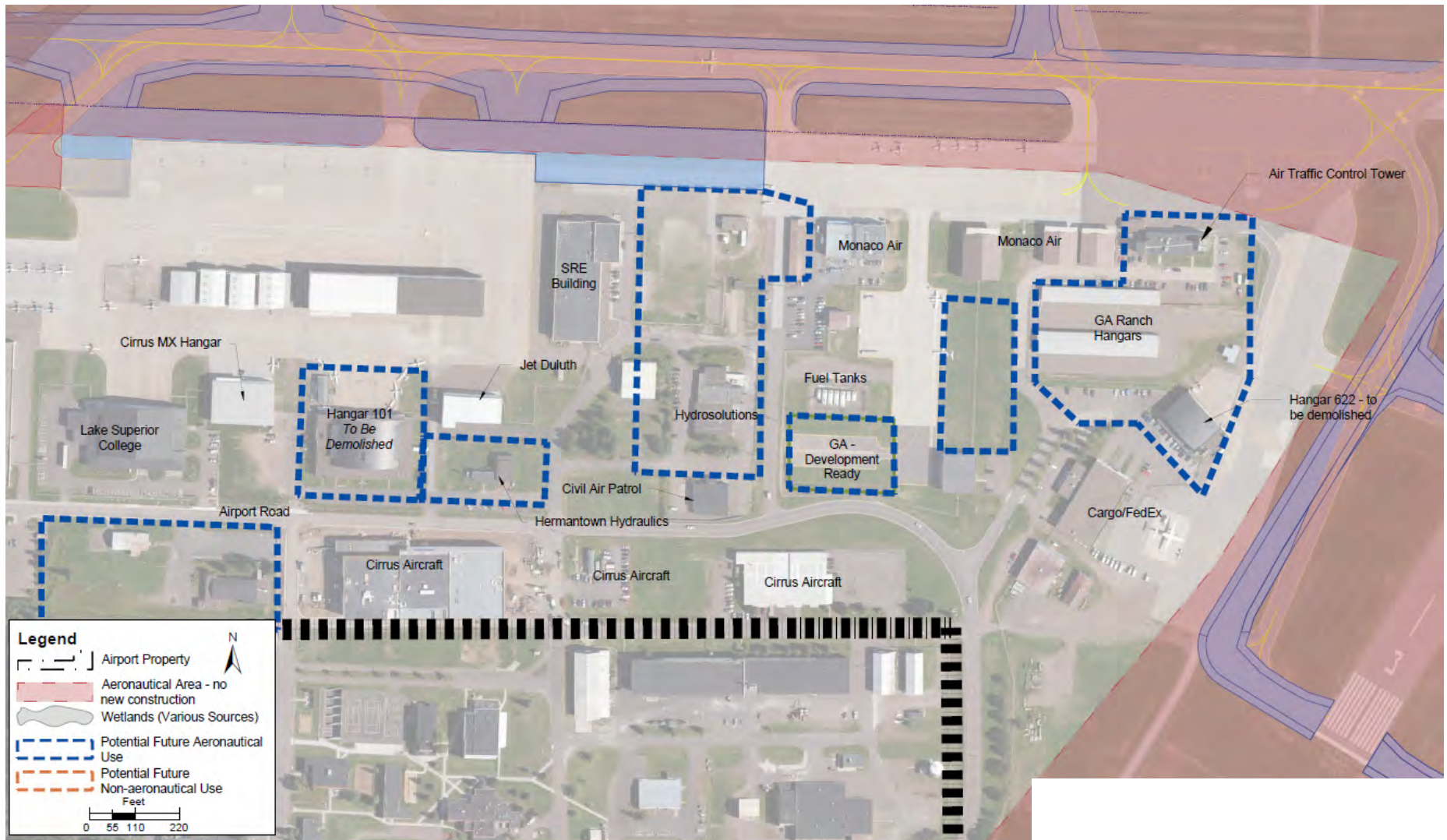
Rice Lake Road / 148th ANG Base Area



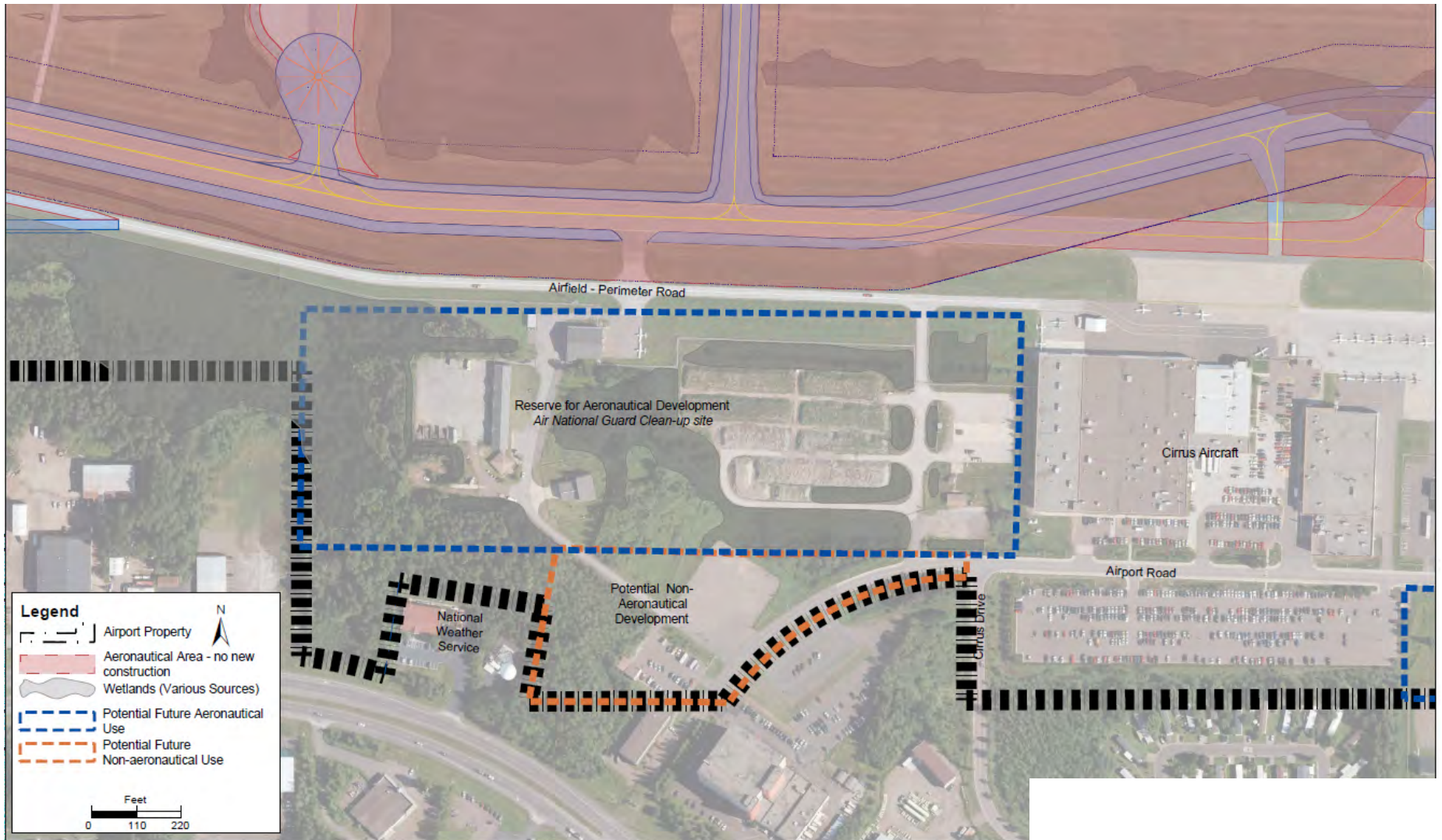
Terminal Area and Haines/Airport Road



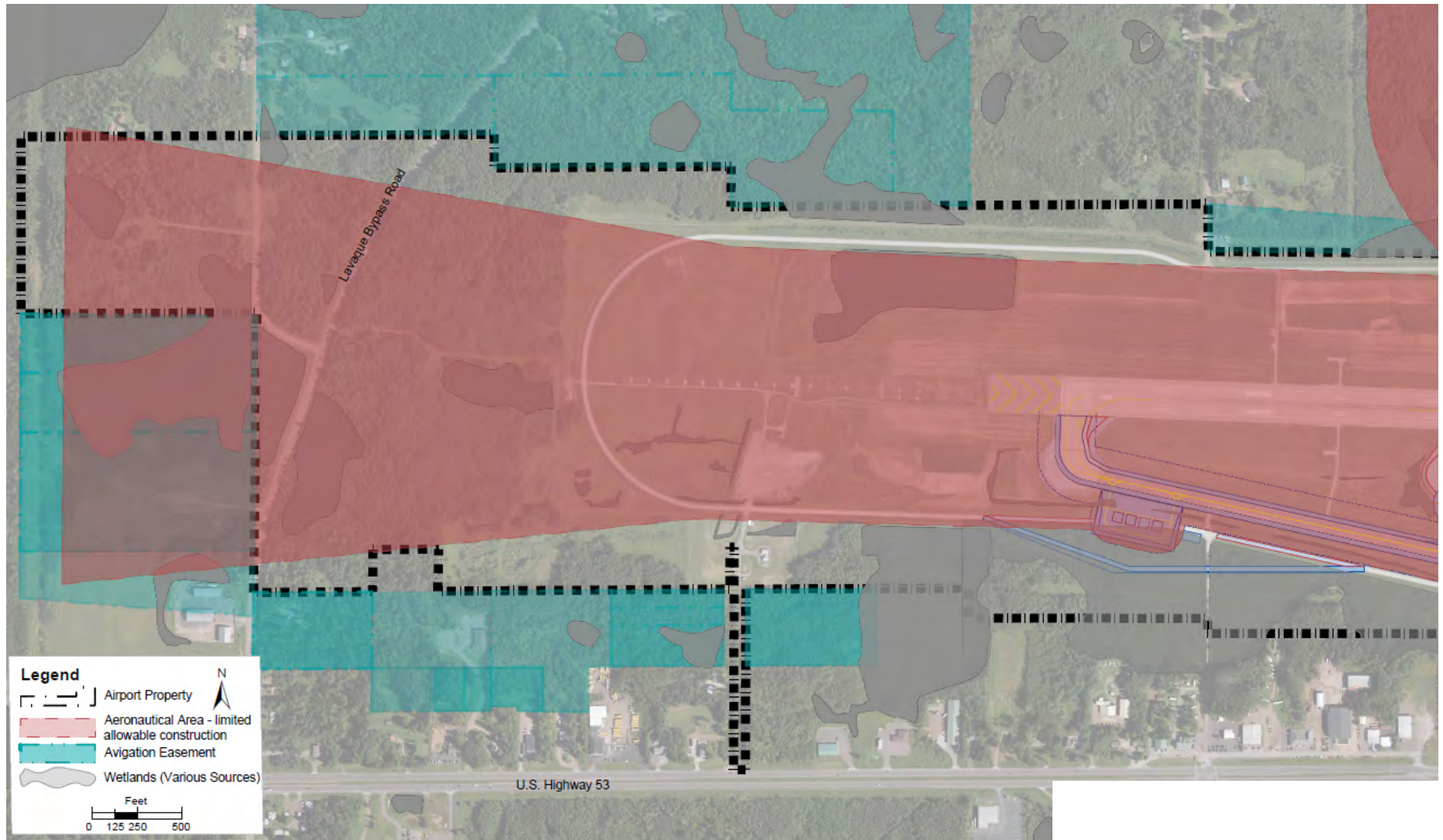
Southwest Quadrant Business Development Area



West End of Airport Road



Western Airfield



Next Steps

- Development layouts
 - Aeronautical – More detailed
 - Air traffic control tower siting study
 - Alternatives must tie into apron and taxiway layouts
 - Additional stakeholder outreach
 - 1:1 meetings
 - Taxiway/Apron TAC
 - Non-aeronautical – Concept areas and layouts
- Development summaries



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Thank You!