

Destination: DRO

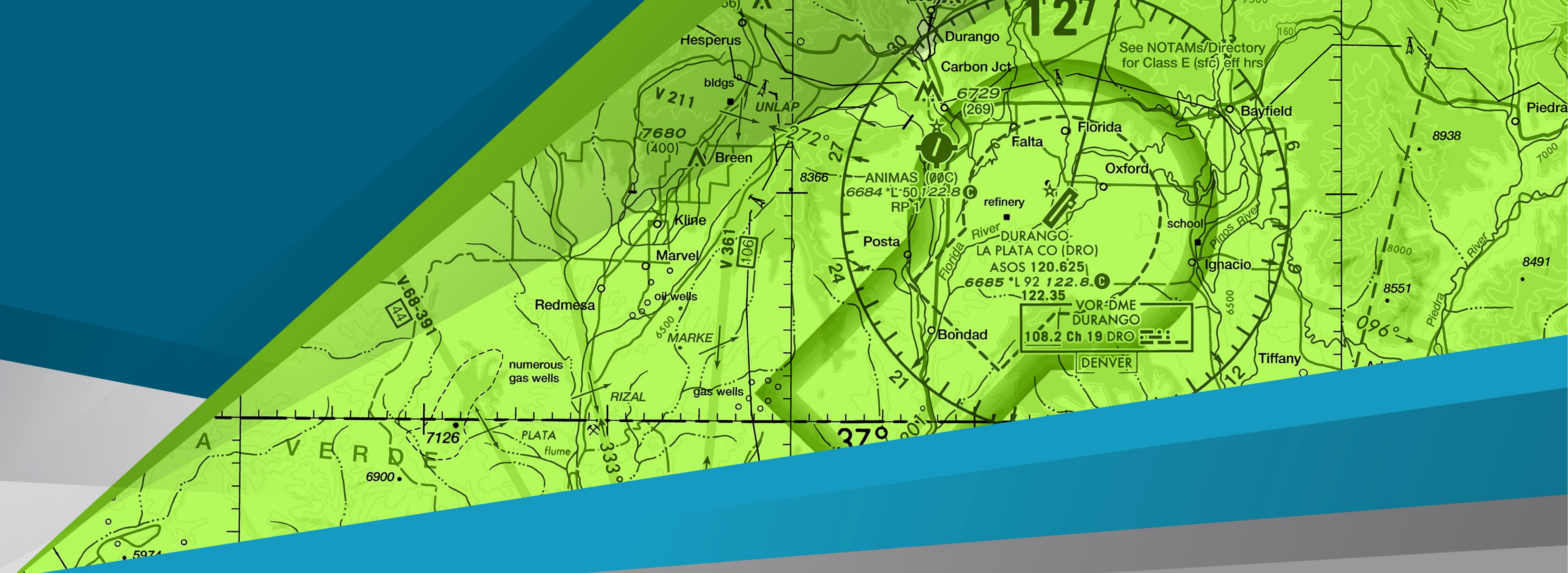


Welcome

»» Open House
January 21, 2015

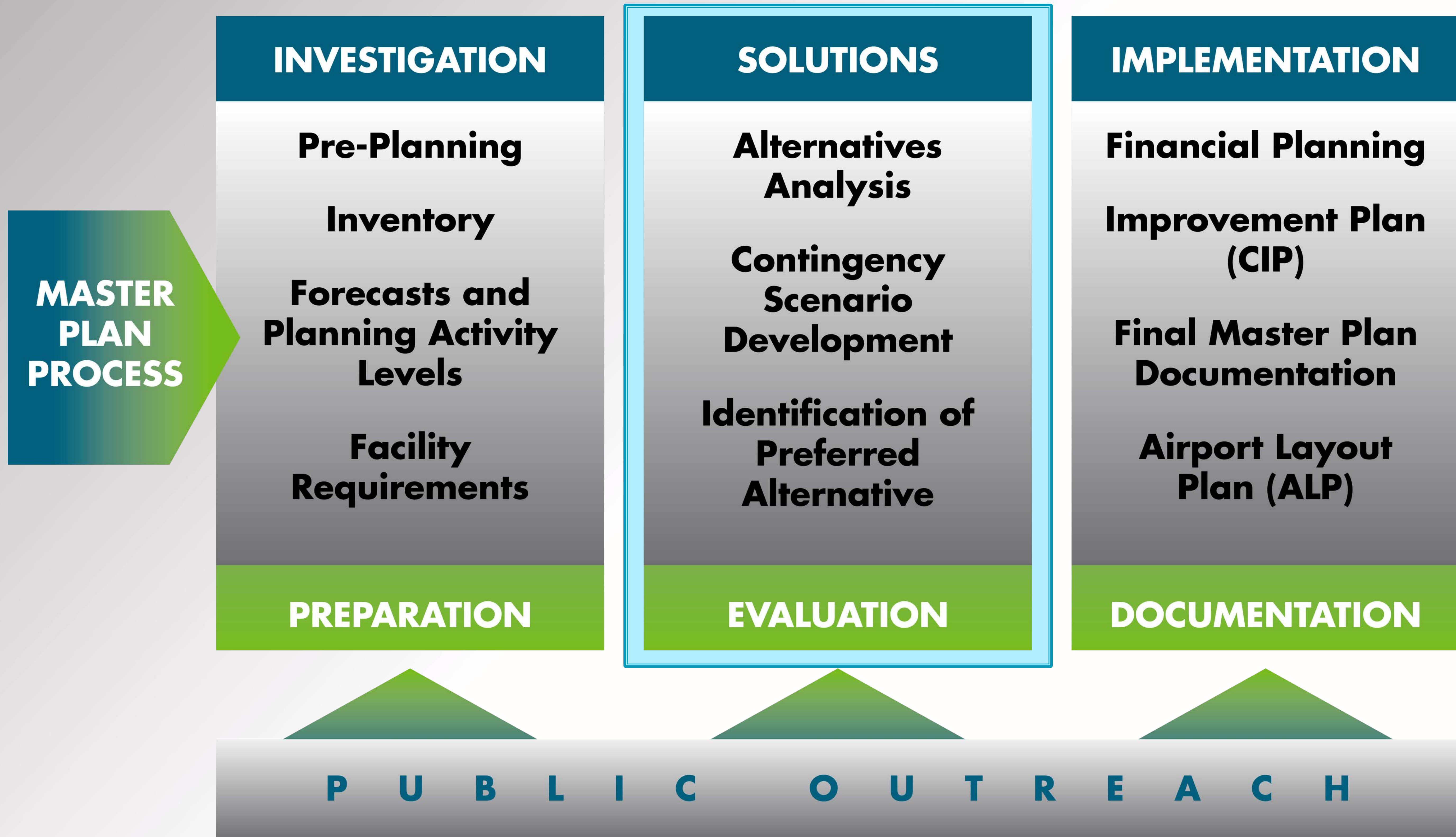
Durango-La Plata County Airport
Master Plan Study

JVIATION[®]



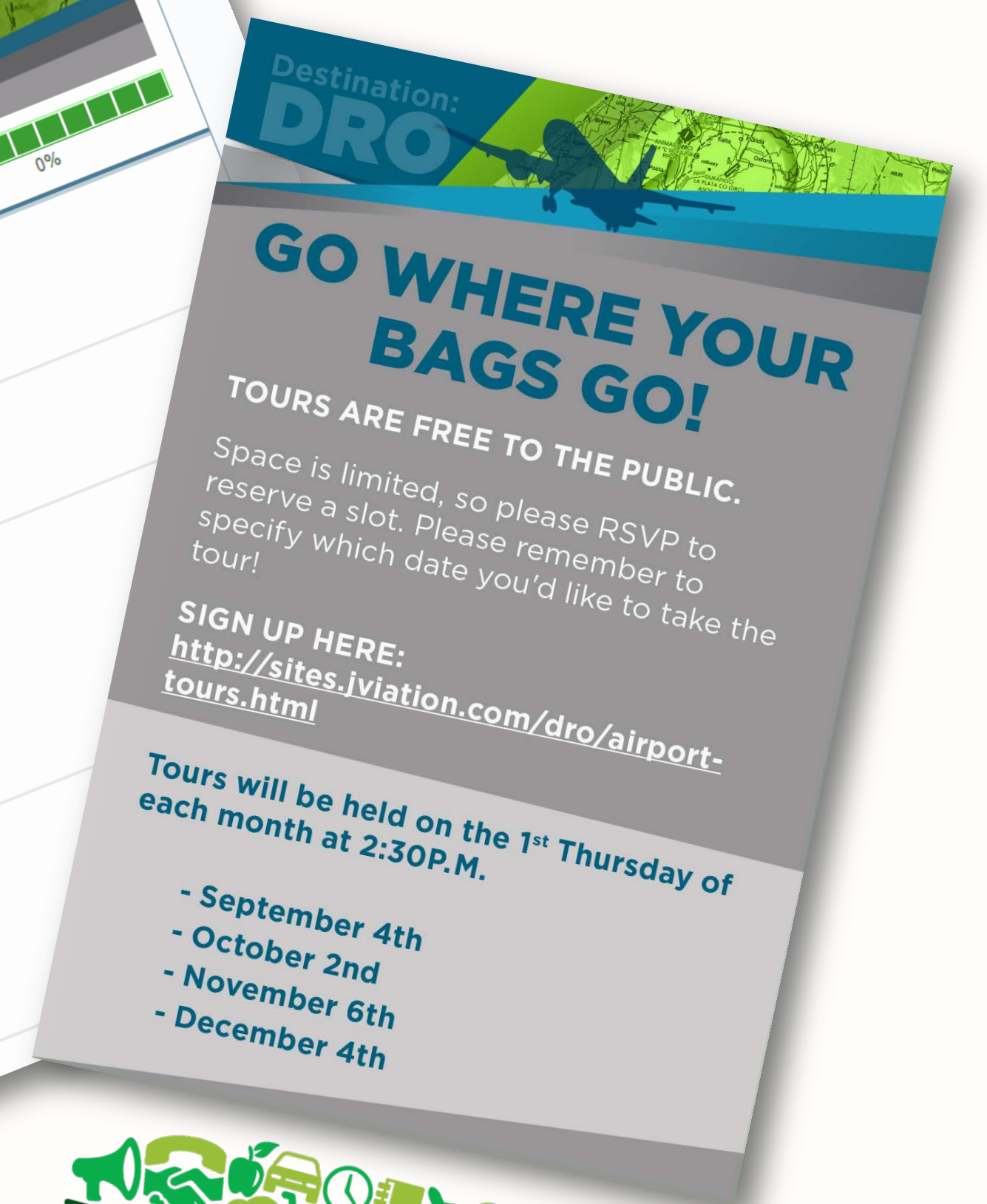
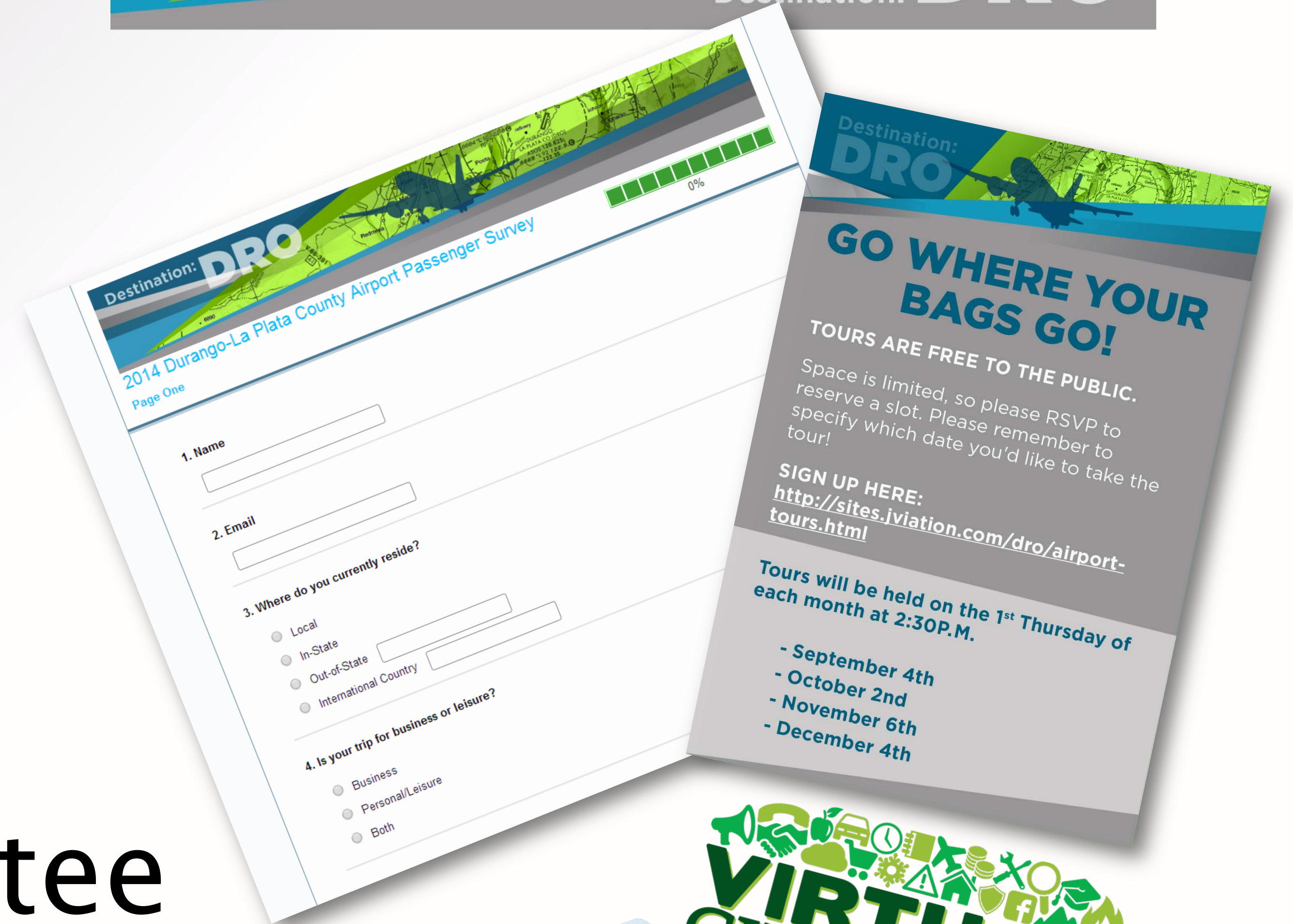
»» MASTER PLAN OVERVIEW & OUTREACH

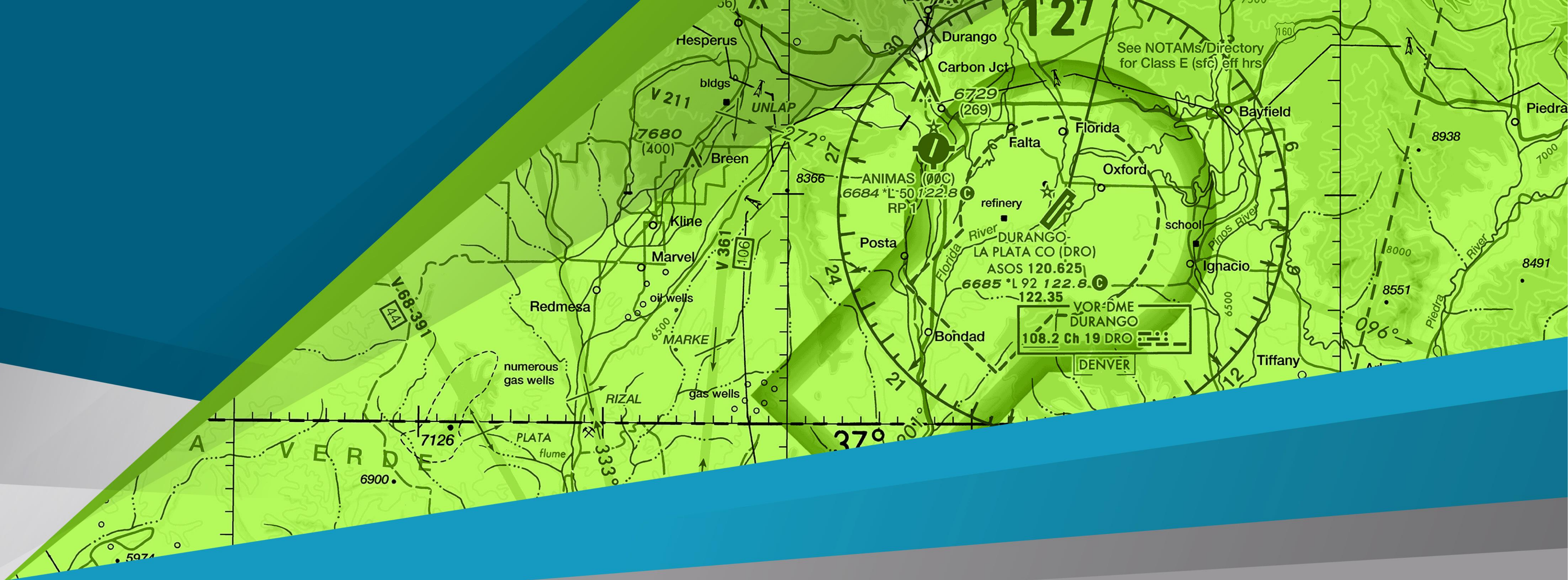
Master Plan – Overview of Process



Outreach – *Your input matters!*

- Open Houses
- Surveys
- Airport Tours
- Virtual City Hall
- Facebook
- Civic and Community Presentations
- Planning Advisory Committee
- Airport Commission
- Joint Study Sessions with Elected Officials





»» INVESTIGATION PHASE

- Forecast and Planning Activity Levels
- Facility Requirements

Aviation Activity Forecasts

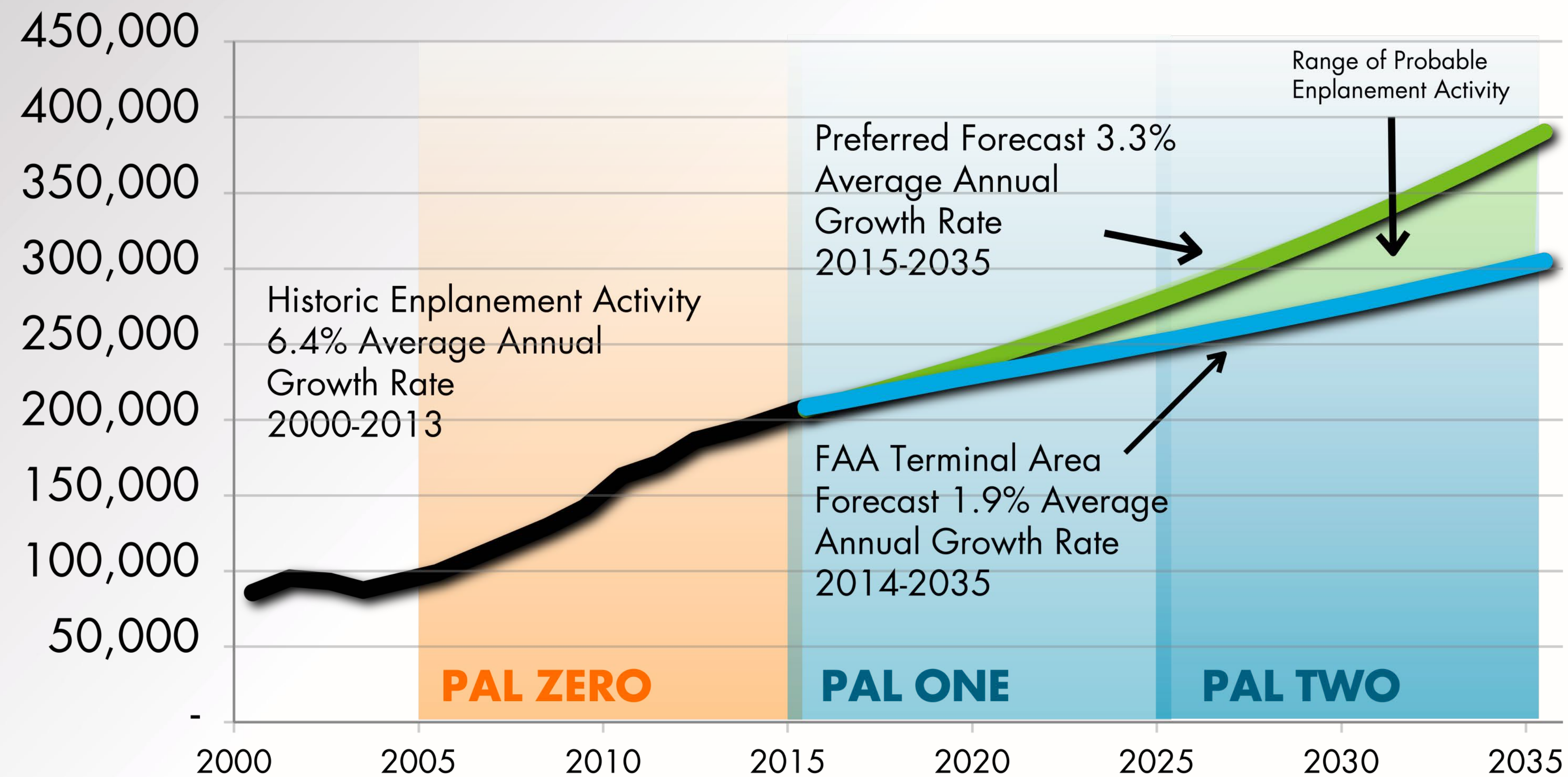
Passenger Enplanements Forecast					
	2015	2020	2025	2030	2035
Enplanements	205,594	241,427	283,505	332,917	390,941

General Aviation & Military Operations Forecast					
	2015	2020	2025	2030	2035
General Aviation Operations	21,475	23,487	25,429	27,528	29,797

Commercial Operations Forecast					
	2015	2020	2025	2030	2035
Commercial Operations	7,965	8,471	9,010	9,583	10,192

Based Aircraft Forecast					
	2015	2020	2025	2030	2035
Based Aircraft	72	77	82	87	93

**Enplanements: Forecast Range
Annual Enplanements 2015-2035**



PAL Zero Identifies a Level of activity that has already been achieved

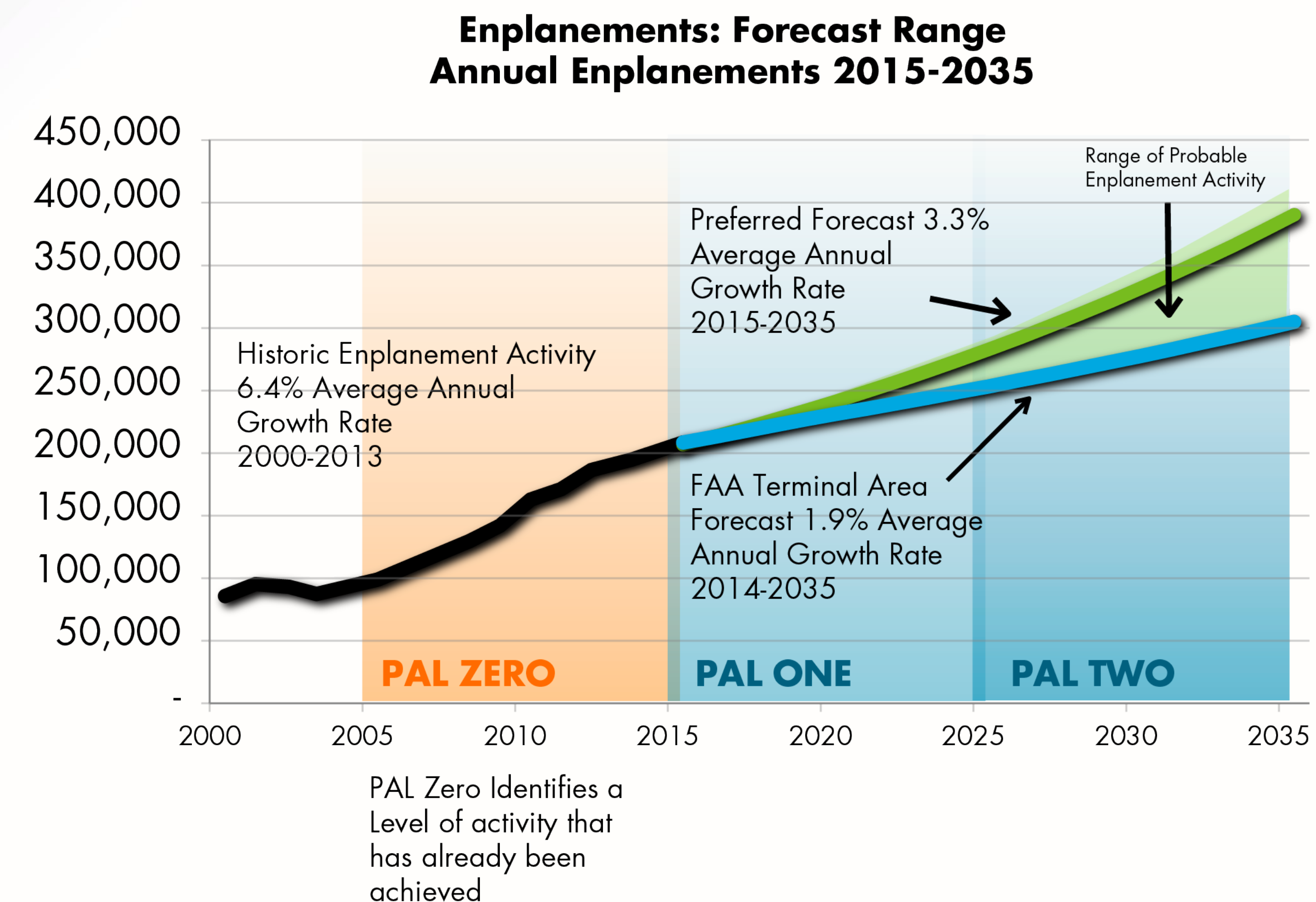
Terminal Facility Requirements

Existing Condition	<ul style="list-style-type: none">• 41,500 Square Feet (with tent)• 263 Peak Hour Enplanements	<ul style="list-style-type: none">• 1,100 Parking Stalls• 4 Aircraft Parking Positions
PAL 0 2015	<ul style="list-style-type: none">• 82,000 Square Feet• 263 Peak Hour Enplanements	<ul style="list-style-type: none">• 1,500 Parking Stalls• 5 Aircraft Parking Positions
PAL 1 2025	<ul style="list-style-type: none">• 110,800 Square Feet• 340 Peak Hour Enplanements	<ul style="list-style-type: none">• 1,900 Parking Stalls• 7 Aircraft Parking Positions
PAL 2 2035	<ul style="list-style-type: none">• 137,600 Square Feet• 425 Peak Hour Enplanements	<ul style="list-style-type: none">• 2,400 Parking Stalls• 9 Aircraft Parking Positions

Technical Observations on Terminal Needs

Per Industry Standards:

- DRO is projected to add 1.9% to 3.3% additional passengers each year through 2035.
 - The facilities should expect to handle between 300,000 and 400,000 annual passengers by the end of the 20 year planning period
- There are no “low cost” approaches that will satisfy the needs for today.
 - None of the alternatives that satisfy today’s needs has a comparatively low cost
 - Expansions to meet future needs (PAL 2) do have wide differences in cost to consider



Technical Observations on Terminal Needs

Per Industry Standards:

- **The terminal building is undersized for the current demand.**
 - Per airline and aircraft manufacturer forecasts and orders, airlines are going to be flying *larger* regional aircraft placing a higher peak demand on the processing systems.
 - Corroborated by airlines (surveys & focus group)
 - Required today: 82,000 SF (existing is 37,000 SF)
 - **Plan to accommodate by 2035: 140,000 SF**
- **The parking system capacity is at failure today.**
 - Main and Credit Card lots are full most days
 - Unpaved Overflow lots are often filled even on off-peak days
 - Required today: 1,500 spaces needed (existing is 1,100 paved/unpaved combined)
 - **Plan to accommodate by 2035: 2,400 spaces**



Technical Observations on Terminal Needs Per Industry Standards:

- **Additional first aircraft apron is required with all obstruction clearances met.**
 - The size of the aircraft parking apron limits the number of aircraft to four simultaneously
 - Required today: 5 parking positions plus room to feasibly expand
 - **Plan to accommodate: 7 parking positions plus two overnight**



Twenty Years of Growth at DRO

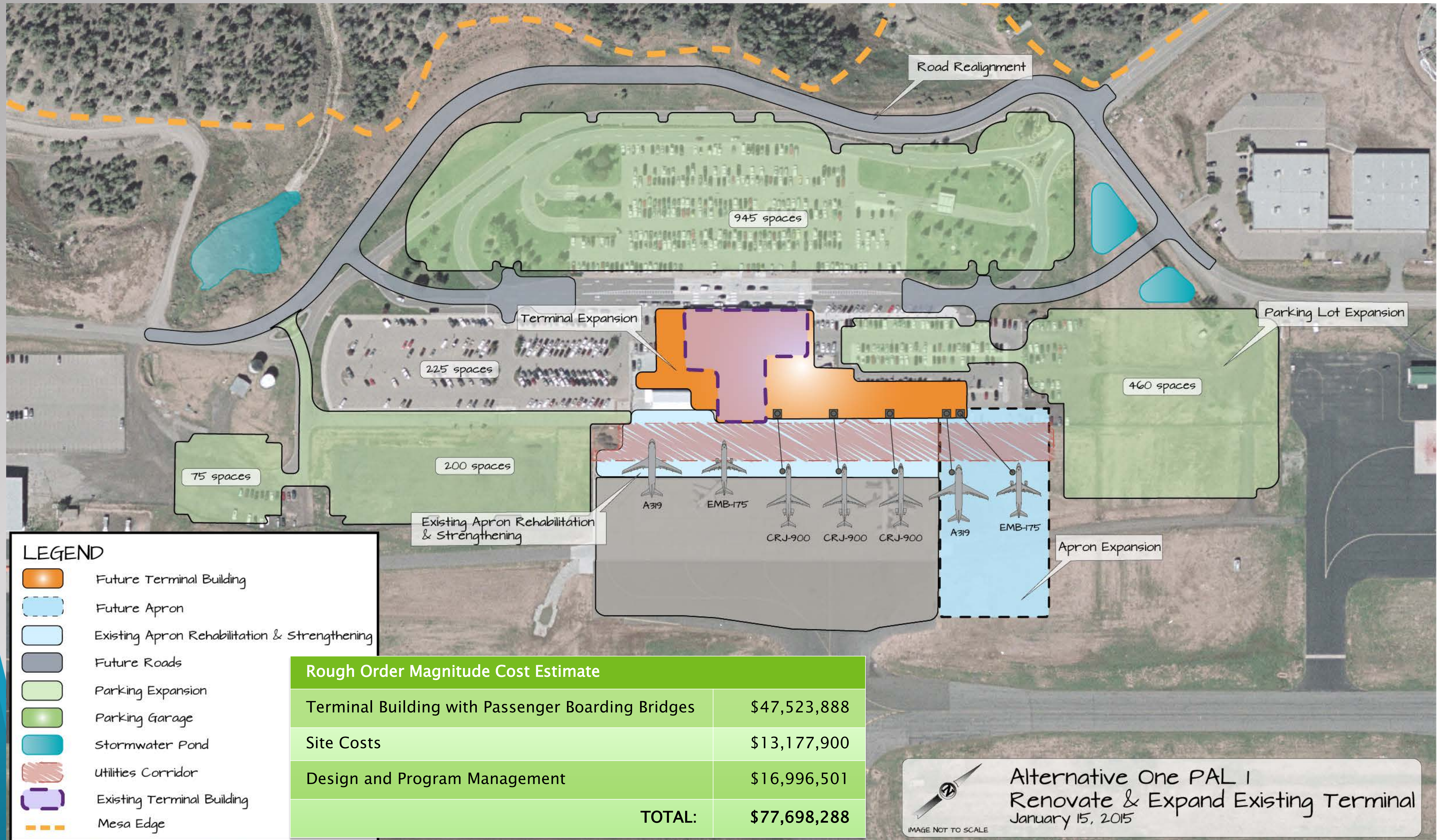


Conclusion: Terminal and apron have not changed in size

Alternative One

Planning Activity Level 1 – 2025

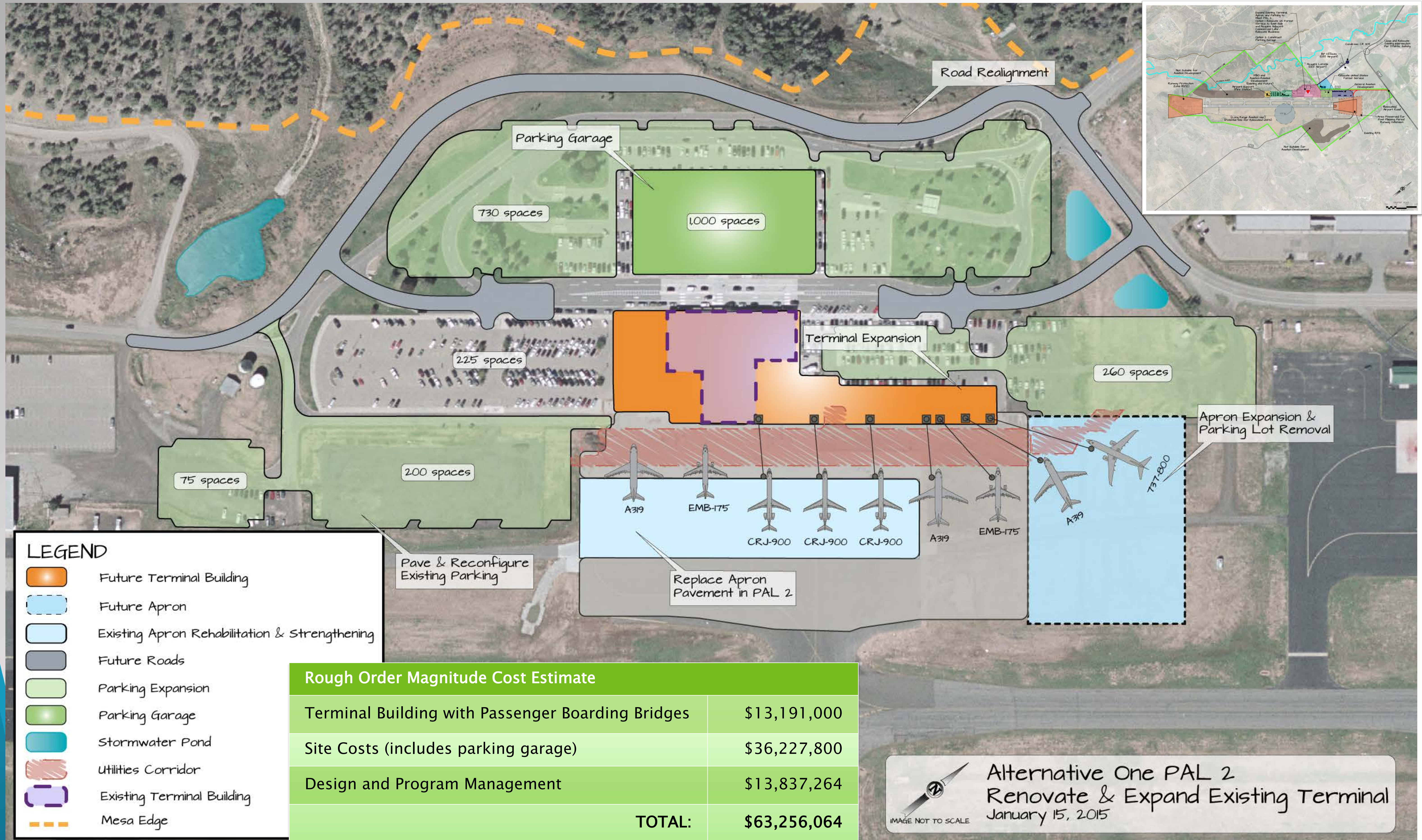
Renovate and expand existing terminal building



Alternative One

Planning Activity Level 2 – 2035

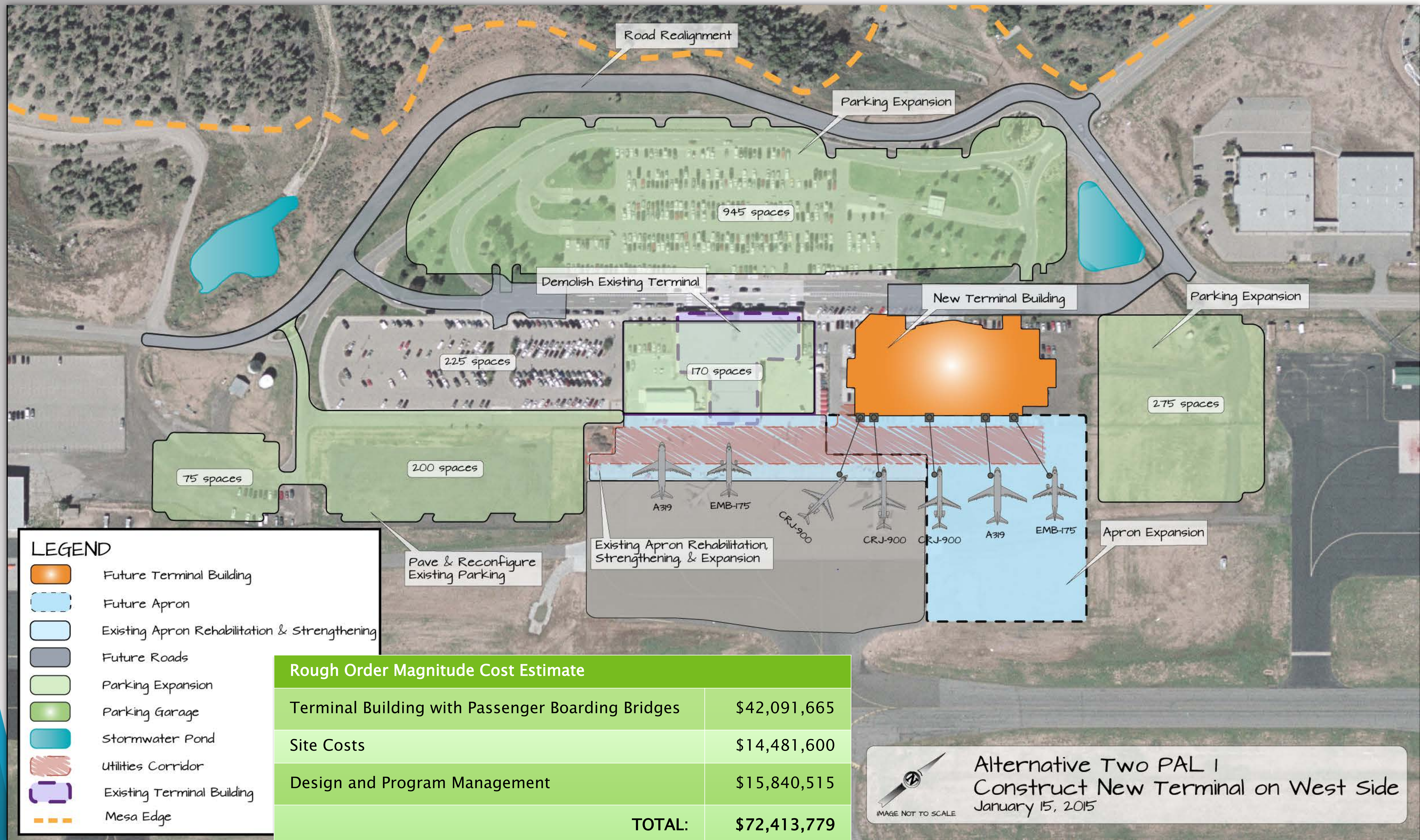
Renovate and expand existing terminal building



Alternative Two

Planning Activity Level 1 – 2025

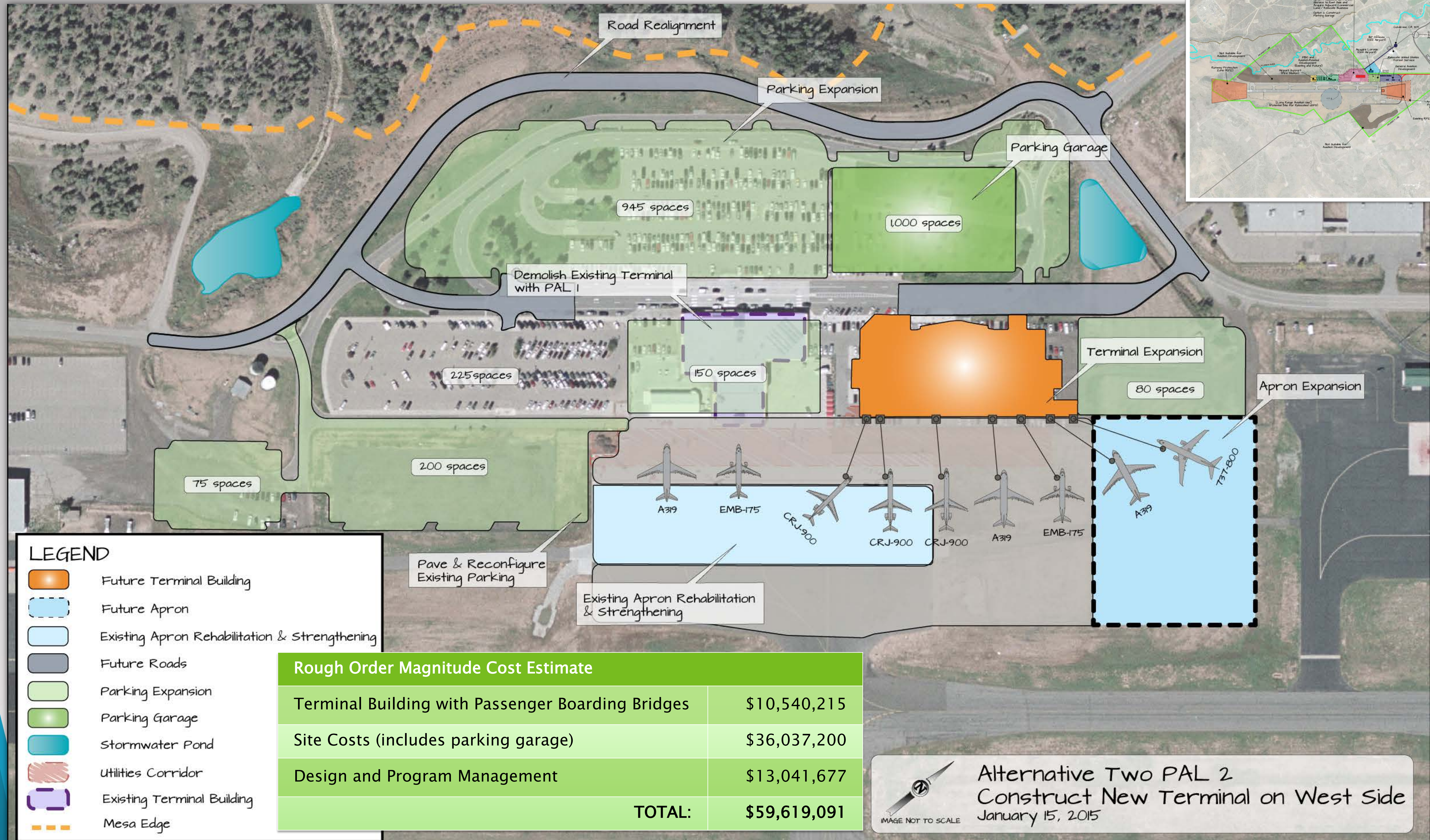
Construct new terminal building adjacent to existing and demolish



Alternative Two

Planning Activity Level 2 – 2035

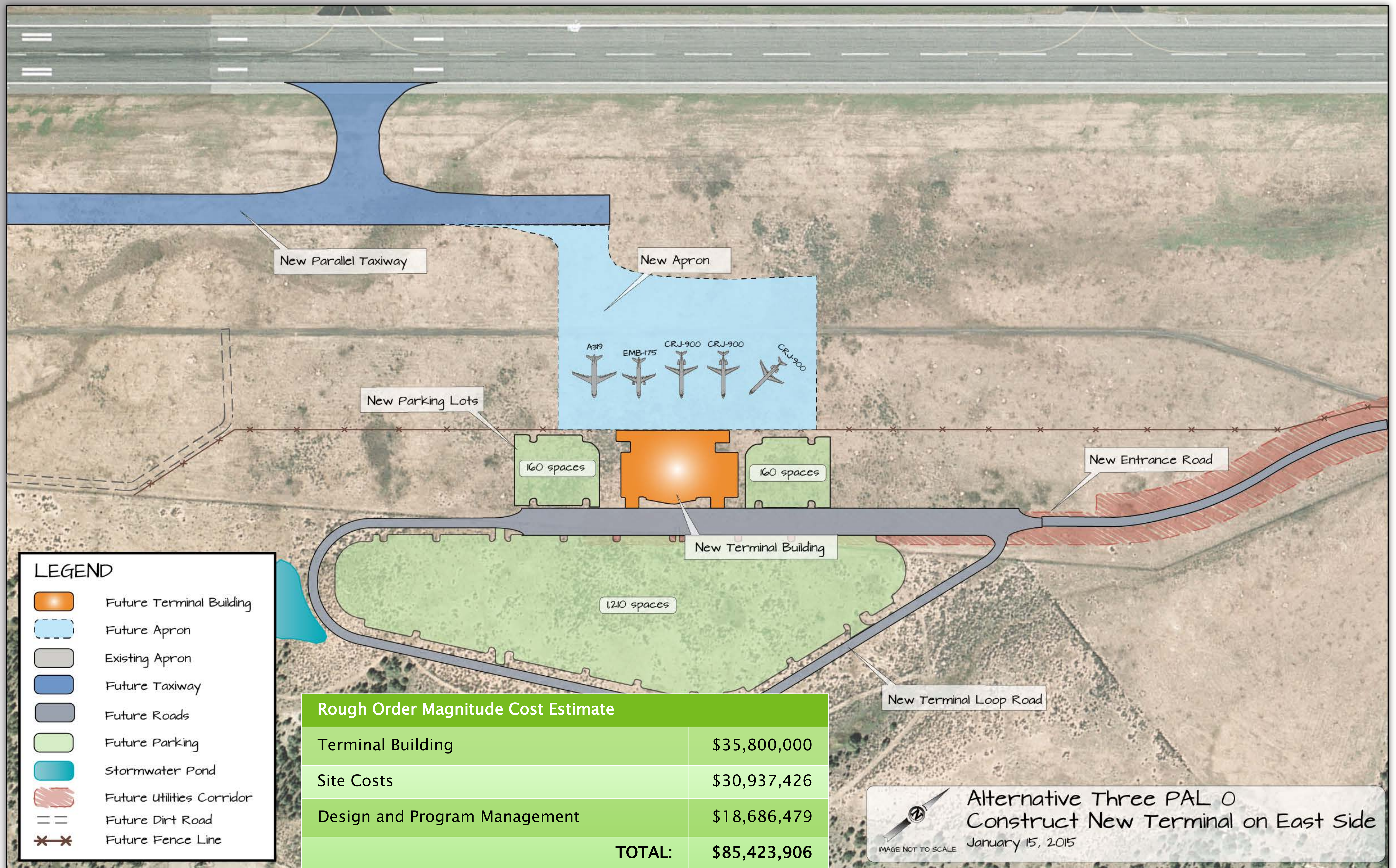
Construct new terminal building adjacent to existing and demolish



Alternative Three

Planning Activity Level Zero – 2015

Construct new terminal complex on east side of airfield



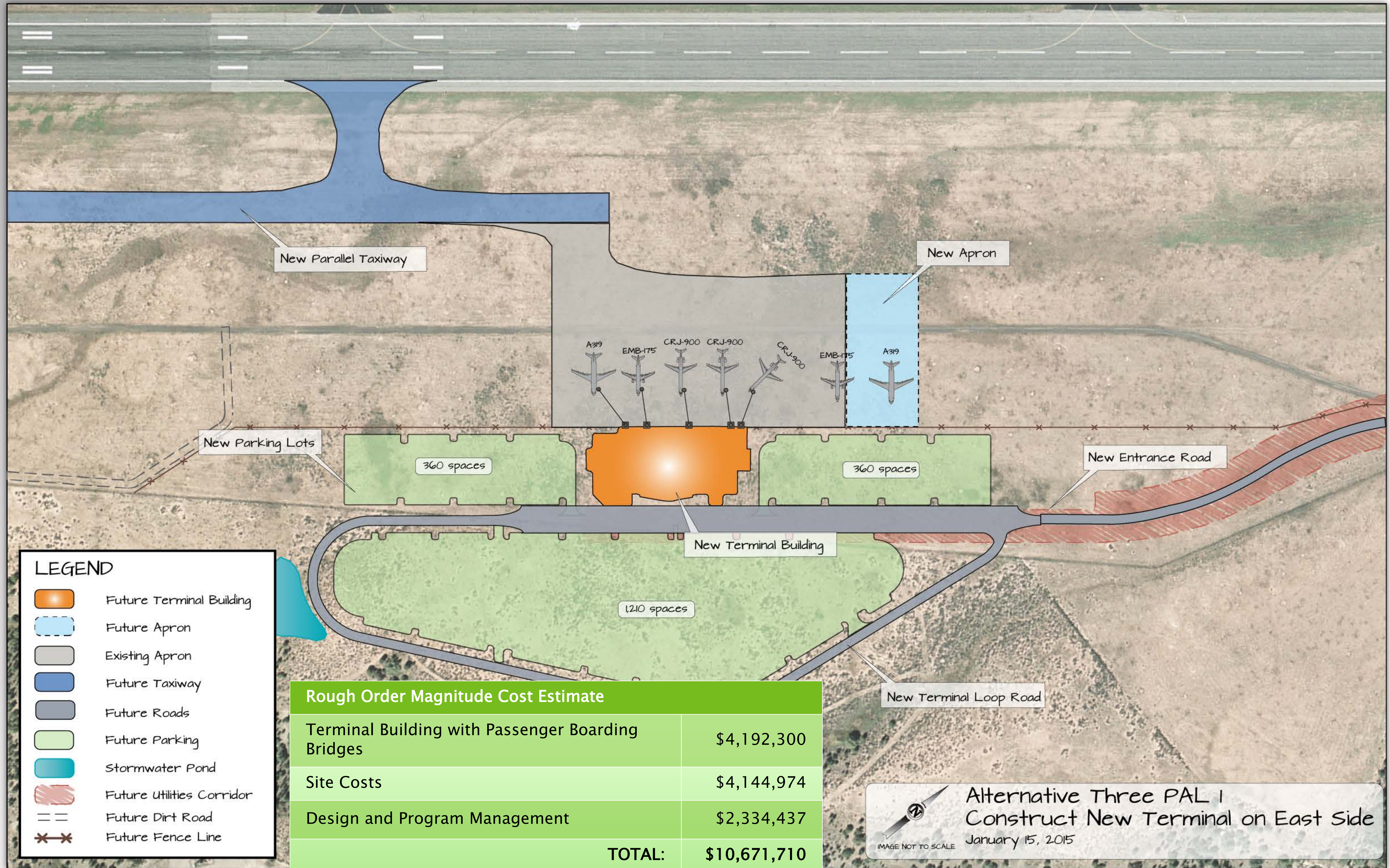
Alternative Three PAL 0
Construct New Terminal on East Side
January 15, 2015

IMAGE NOT TO SCALE

Alternative Three

Planning Activity Level 1 - 2025

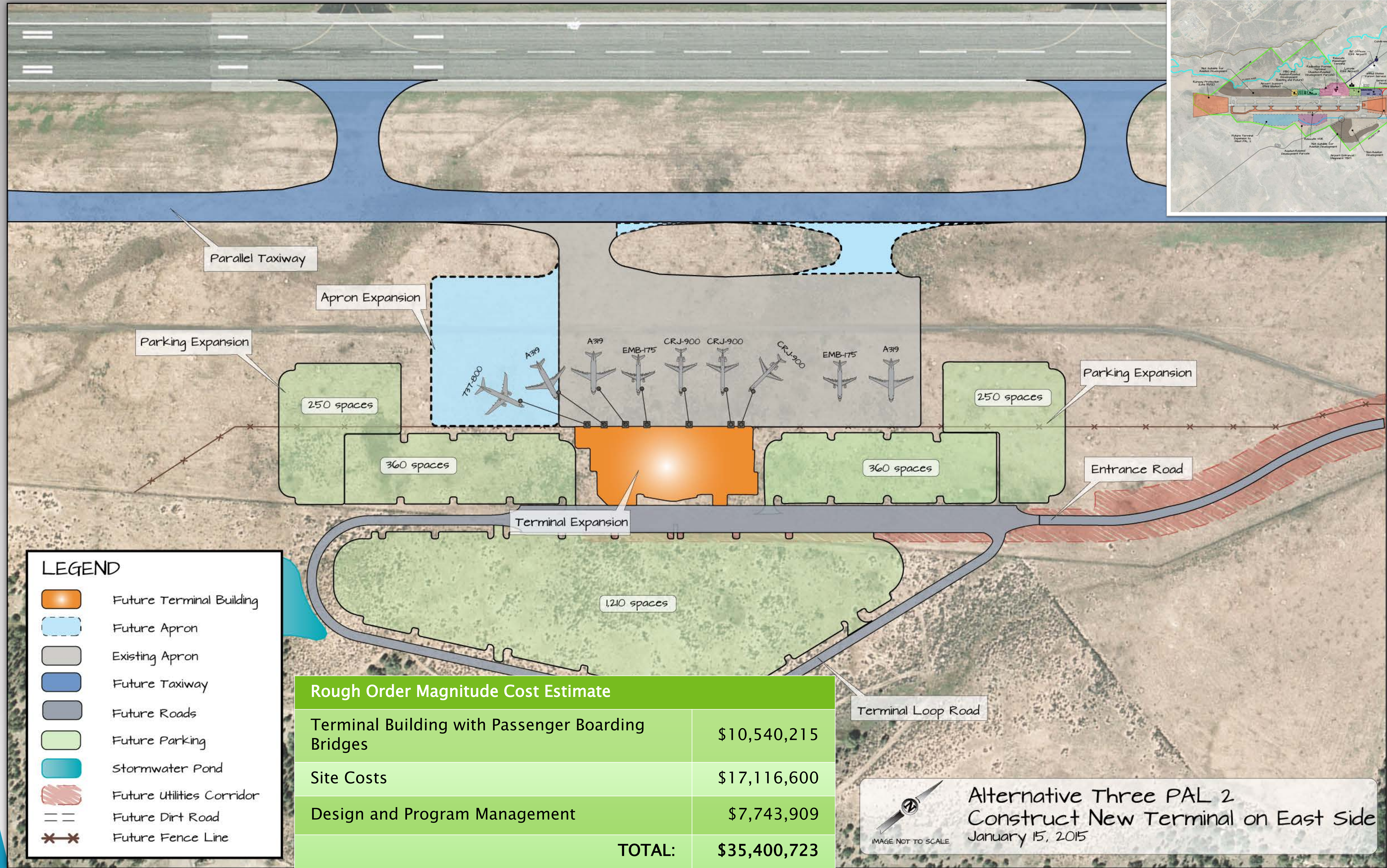
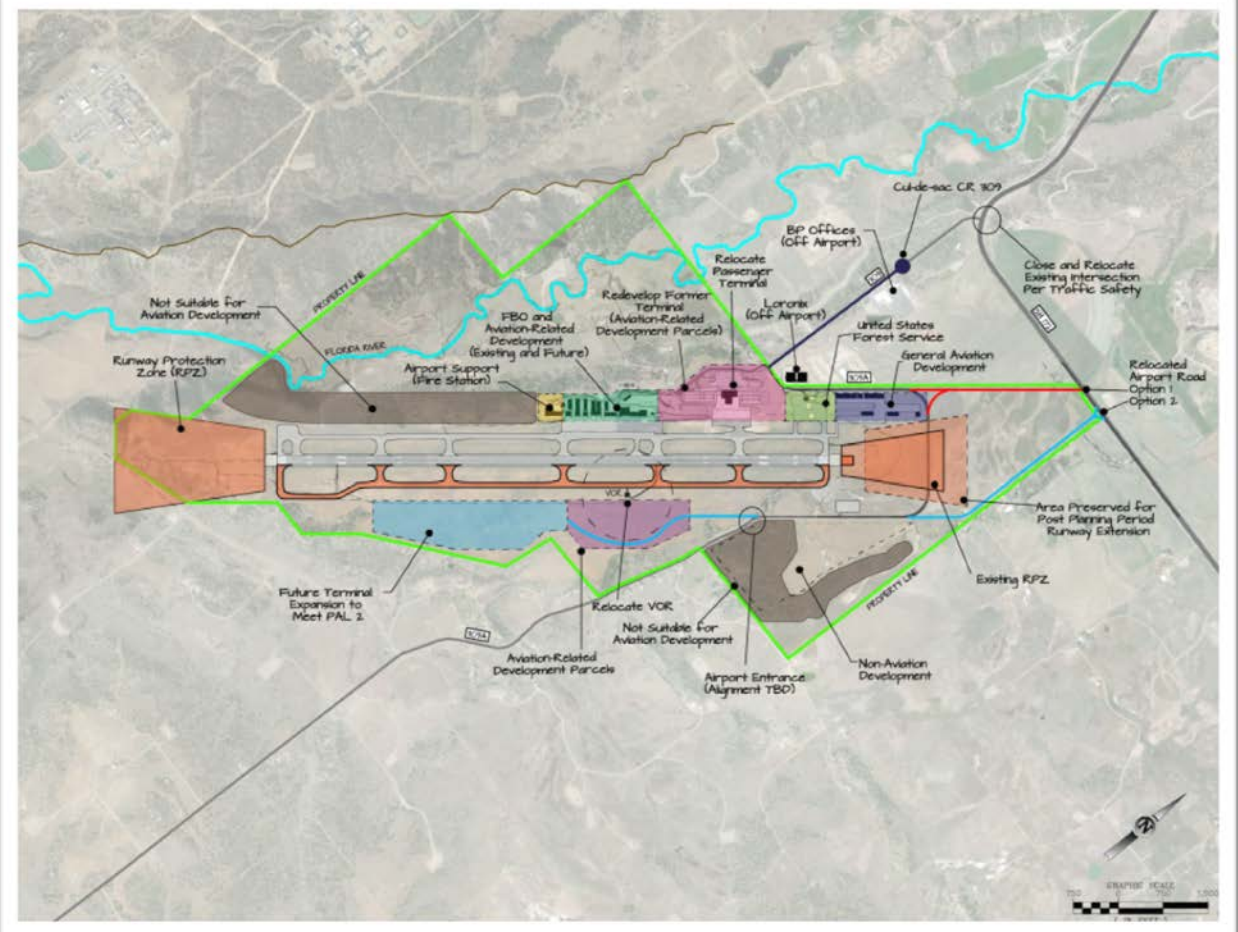
Construct new terminal complex on east side of airfield



Alternative Three

Planning Activity Level 2 - 2035

Construct new terminal complex on east side of airfield



LEGEND

- Future Terminal Building
- Future Apron
- Existing Apron
- Future Taxiway
- Future Roads
- Future Parking
- Stormwater Pond
- Future Utilities Corridor
- Future Dirt Road
- Future Fence Line

Rough Order Magnitude Cost Estimate	
Terminal Building with Passenger Boarding Bridges	\$10,540,215
Site Costs	\$17,116,600
Design and Program Management	\$7,743,909
TOTAL:	\$35,400,723

Alternative Three PAL 2
 Construct New Terminal on East Side
 January 15, 2015

IMAGE NOT TO SCALE

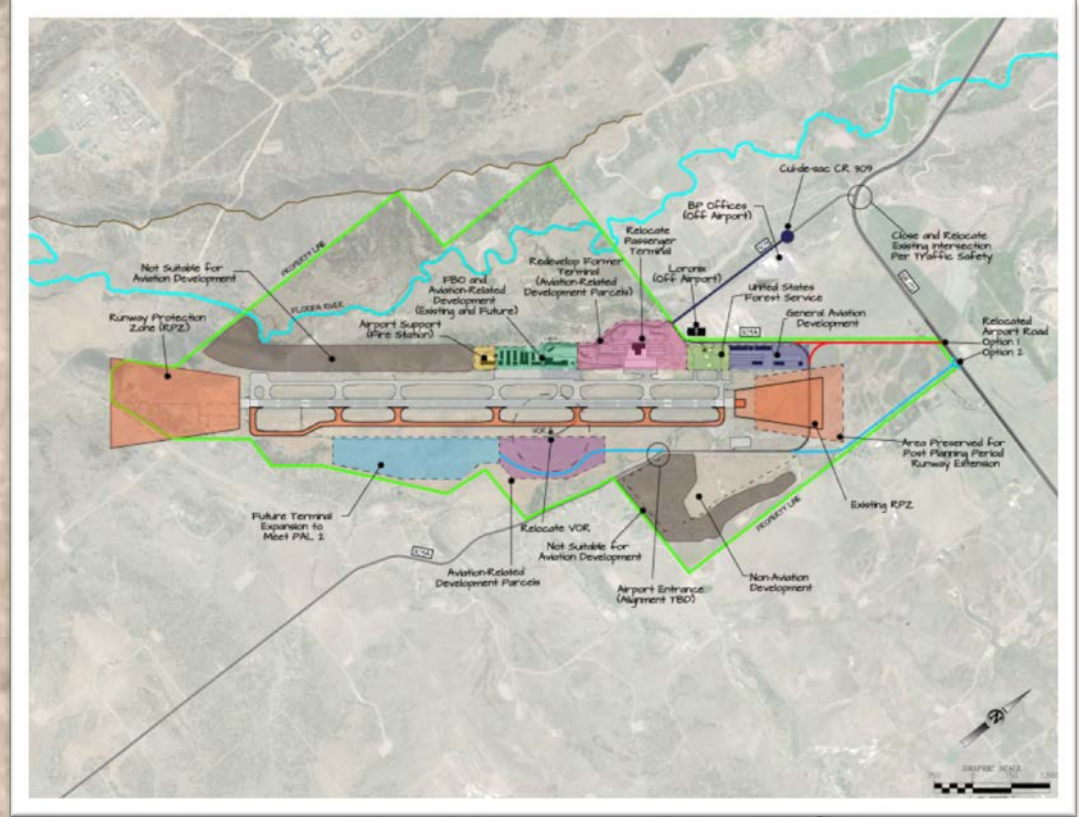
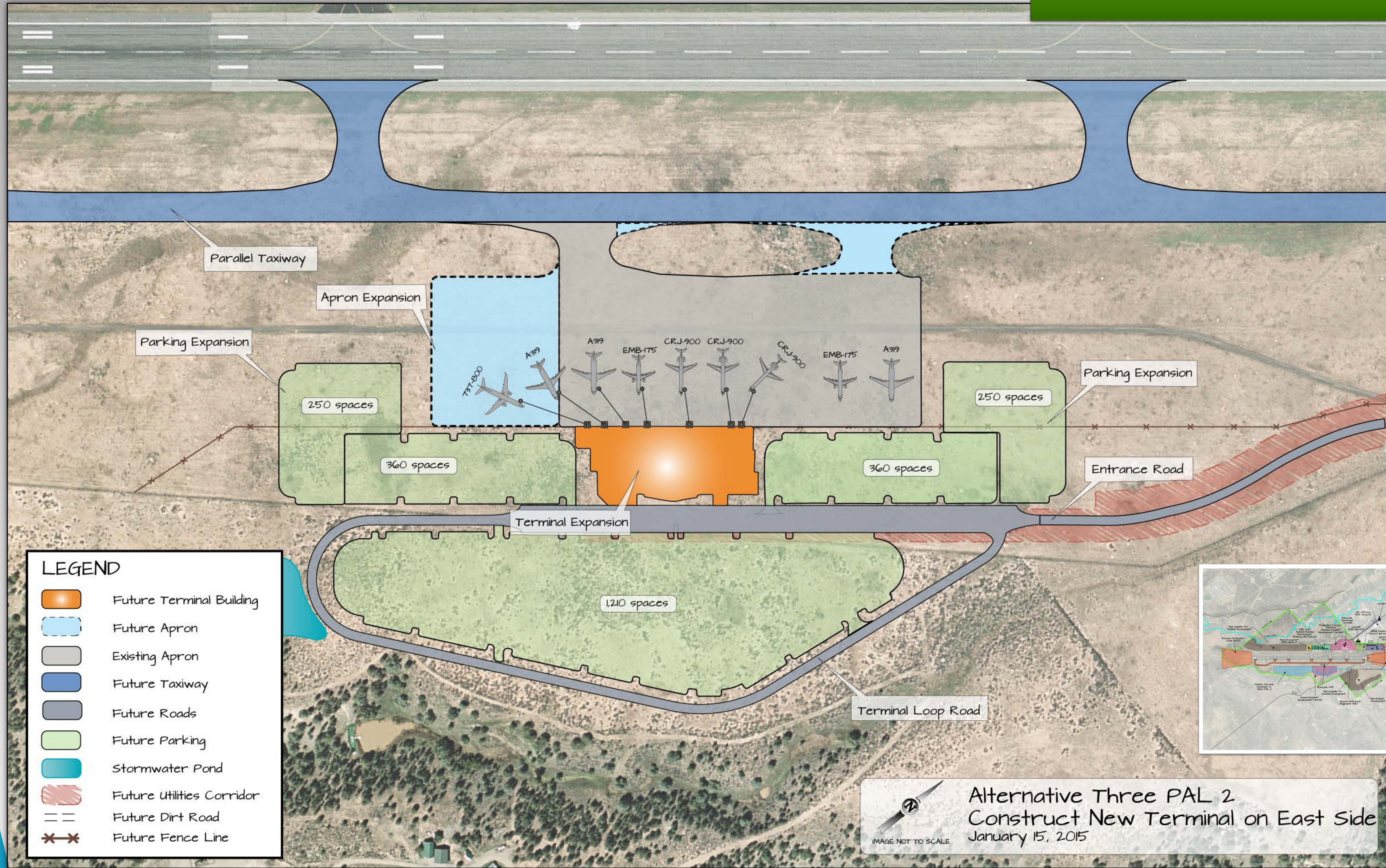
Comparisons

Rough Order Magnitude Cost Estimates

	PAL 1	PAL 2
Alternative One – Renovate and Expand	\$77,698,288	\$63,256,064
Alternative Two – Construct New Terminal – West	\$72,413,779	\$59,619,091
Alternative Three – Construction New Terminal – East	\$96,095,616	\$35,400,723

Recommended Alternative: Alternative Three

Construct new terminal complex on east side of airfield

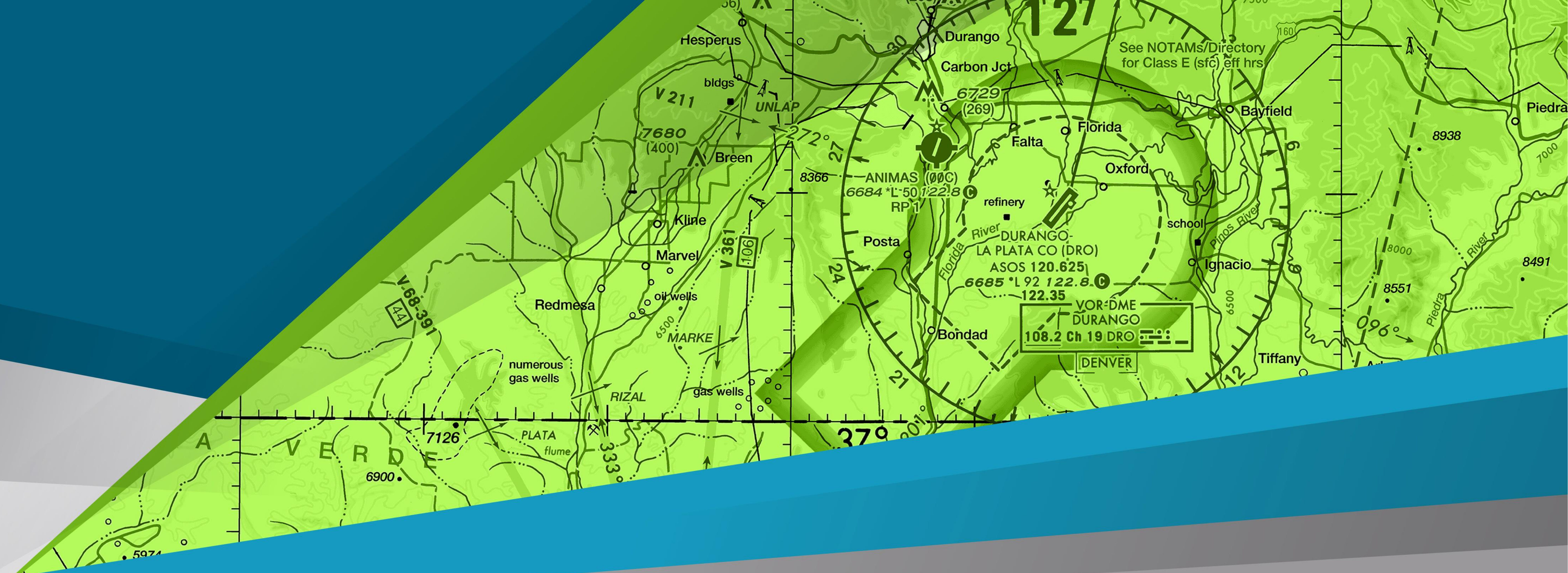


LEGEND

	Future Terminal Building
	Future Apron
	Existing Apron
	Future Taxiway
	Future Roads
	Future Parking
	Stormwater Pond
	Future Utilities Corridor
	Future Dirt Road
	Future Fence Line

Alternative Three PAL 2
Construct New Terminal on East Side
January 15, 2015

IMAGE NOT TO SCALE



»» **FUNDING THE
RECOMMENDED
ALTERNATIVE**

Preliminary Financial Analysis

FAA Grants	Other/Local Funding
\$35M-\$40M	\$45M-\$50M
Increased local participation increases the probability of higher FAA participation	

Recommended Alternative	PAL 0	PAL 1	PAL 2
Alternative Three – Construction New Terminal – East	\$85,423,906	\$10,671,710	\$35,400,723

Local Investment Per Residential Property in La Plata County

Median Home Price = \$353,750*

Local Match	Annual Property Tax Amount per Actual Value (Residential)					
	\$100,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000
\$40 Million (1.294 mill rate)	\$10	\$26	\$31	\$36	\$41	\$46
\$50 Million (1.616 mill rate)	\$13	\$32	\$39	\$45	\$51	\$58
\$60 Million (1.938 mill rate)	\$15	\$39	\$46	\$54	\$62	\$69

Assumptions: Financing term of 30 years at 5% interest rate

Source: La Plata County

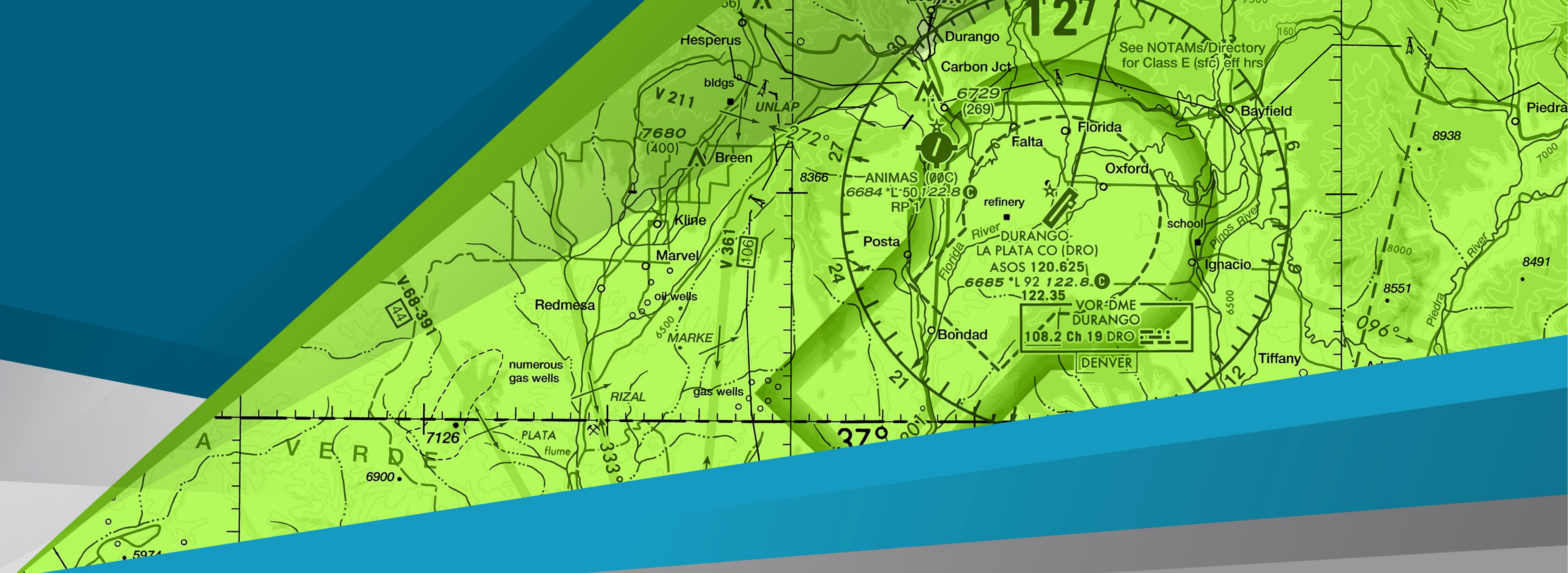
*According to Durango Area Association of Realtors – 2014 MLS Data 3rd Quarter

Local Investment Per Commercial Property in La Plata County

Local Match	Annual Property Tax Amount per Actual Value (Commercial)			
	\$100,000	\$500,000	\$1,000,000	\$1,500,000
\$40 Million (1.294 mill rate)	\$38	\$188	\$375	\$563
\$50 Million (1.616 mill rate)	\$47	\$234	\$469	\$703
\$60 Million (1.938 mill rate)	\$56	\$281	\$562	\$843

Assumptions: Financing term of 30 years at 5% interest rate

Source: La Plata County

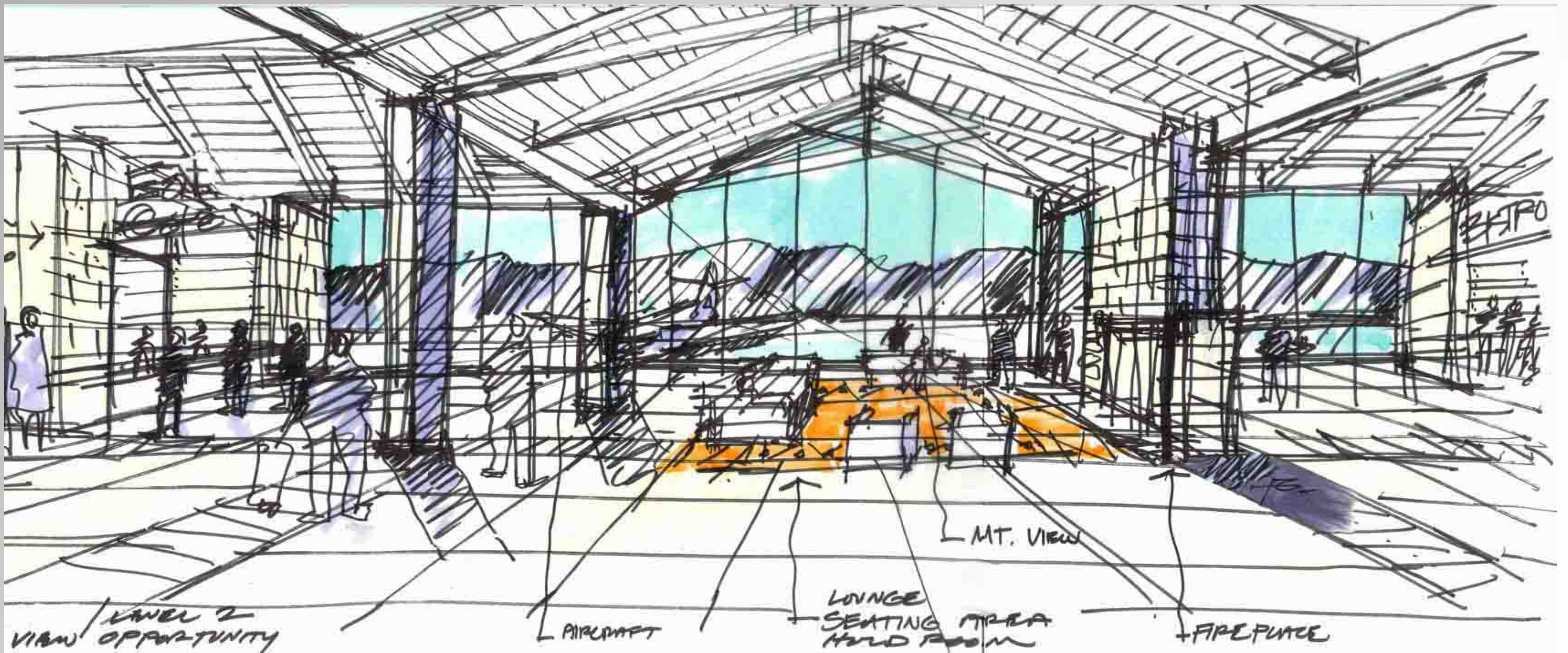


»» CONCEPT VISUALIZATION

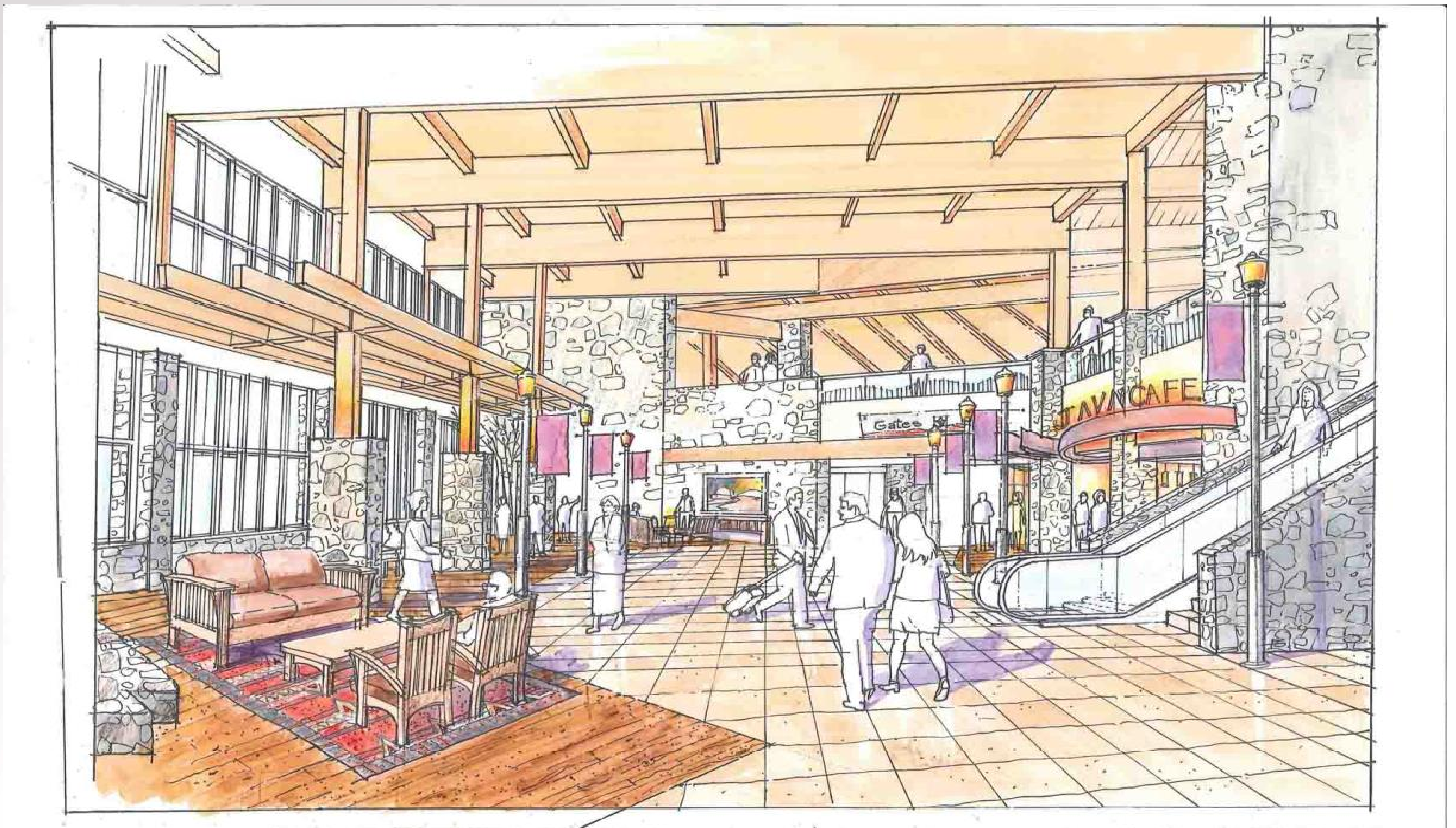
Concept Visualization



Concept Visualization



Concept Visualization



Social Media

DESTINATION DRO WEBSITE:

www.flydurango.com

Select *Airport Master Plan* for project related documents

DURANGO AIRPORT AIRFARE CLUB:

Sign up at www.flydurango.com



VIRTUAL CITY HALL:

www.durangogov.org/virtualcityhall



TWITTER:

<https://twitter.com/DROAirport>



FACEBOOK:

www.facebook.com/DROAirport





Next Steps

- Joint Study Session – February 2015
- Identify Preferred Alternative
- Development of the Financial Implementation Plan
- On-going public outreach

Questions and Comments

To learn more about the Airport Master Plan visit:

www.flydurango.com

Select *Airport Master Plan*

Contact Information:

Kip Turner, DRO Director of Aviation

Kip.Turner@durangogov.org

970.382.6068

Dave Nafie, Jviation Planning Manager

Dave.Nafie@jviation.com

303.524.3027



Project Timeline

