

HILLSBORO AIRPORT MASTER PLAN UPDATE

Planning Advisory Committee

Meeting 1

Feb. 27, 2017



HILLSBORO AIRPORT MASTER PLAN UPDATE

Planning Advisory Committee

Welcome

Curtis Robinhold, Port of Portland



HILLSBORO AIRPORT MASTER PLAN UPDATE

Agenda Review and Introductions

Anne Presentin, EnviroIssues - Facilitator



Agenda

Time	Topic
5:30 p.m.	Welcome
5:40 p.m.	Agenda review and introductions
6:10 p.m.	Master Plan overview
6:30 p.m.	Planning Advisory Committee process
6:45 p.m.	Break
6:55 p.m.	Discussion: PAC Charter
7:25 p.m.	Presentation: Airport 101
7:55 p.m.	Public comment
8:25 p.m.	Close and meeting evaluation
8:30 p.m.	Adjourn

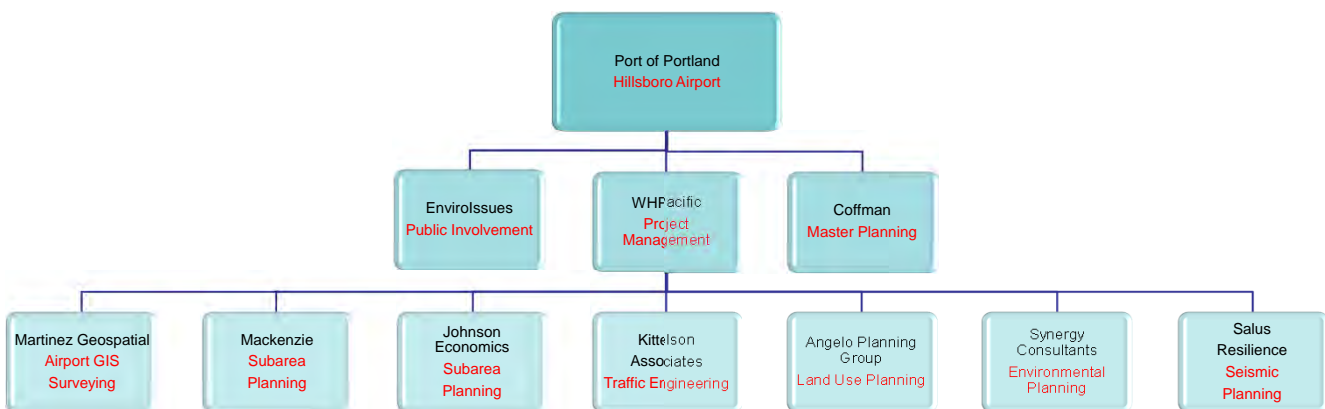
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Master Plan Overview

Sean Loughran, Port of Portland
Dave Nafie, WHPacific



Study Team Organization



Master Plan Goal – What a good plan will accomplish

“Provide the framework needed to guide future airport development that will **cost effectively** satisfy aviation demand, while considering potential **environmental** and **socioeconomic** impacts.”



FAA Requirements: Elements of an airport master plan

Investigation

- Inventory of existing conditions
- Forecasts of aviation demand

Analysis

- Facility requirements
- Alternatives for development
- Preferred alternative
- Environmental overview and NEPA
- Financial feasibility

Formalization

- Documentation
- Airport Layout Plan

Public Involvement

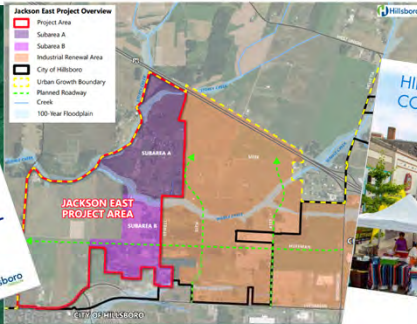
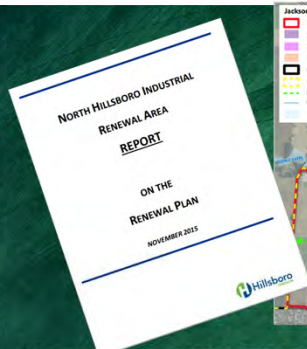
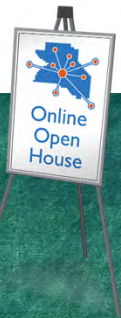
- Planning Advisory Committee Meetings and Public Workshops

Special Areas of Interest

- Seismic Resilience
- Stormwater Planning
- Community Access and Public Involvement
- Noise and Air Quality – Airport Environmental Design Tool
- Focused Site Planning



Coordination with other area plans



Hillsboro 2020 Vision & Action Plan

Hillsboro 2020 Legacy

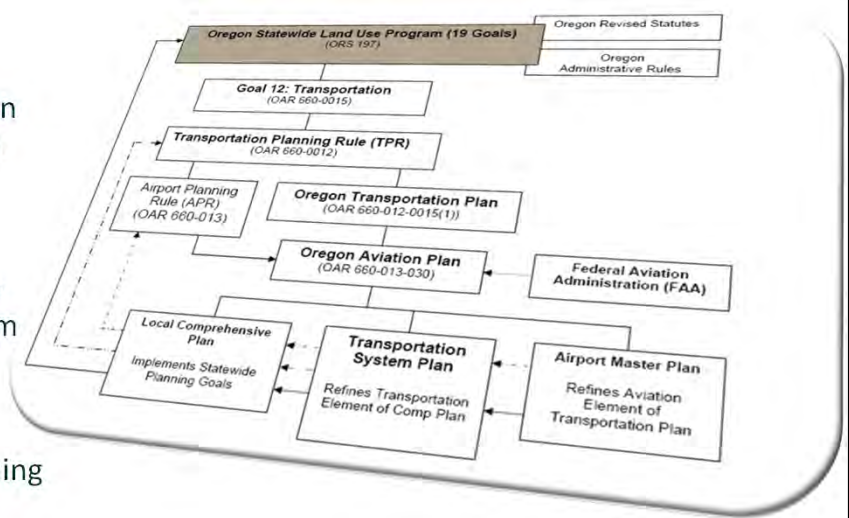
The Hillsboro 2020 Vision and Action Plan has been a road map since the year 2000. Much like the Hillsboro 2035 Community Development Plan, it was developed with broad community participation and implemented with updates in 2005 and 2010, the Vision and Action Plan updates and programs. Those priorities were initiated and remain in place today.



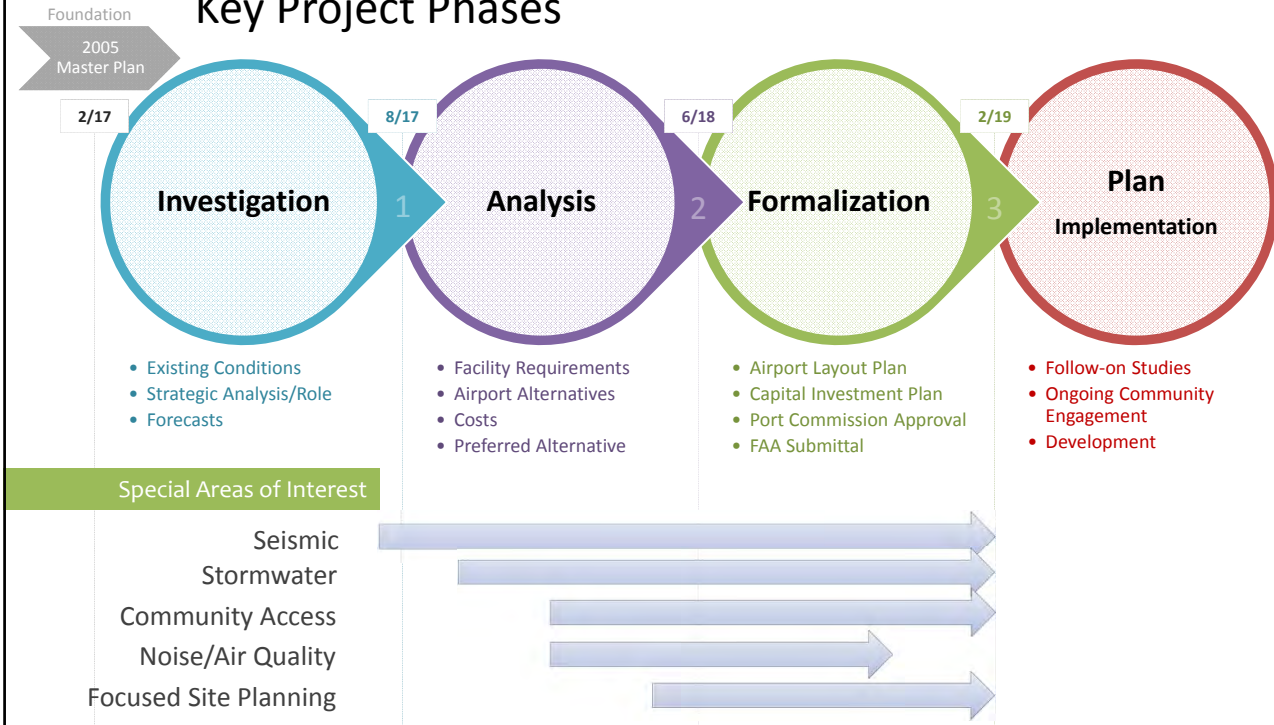
Transportation System Plan Update

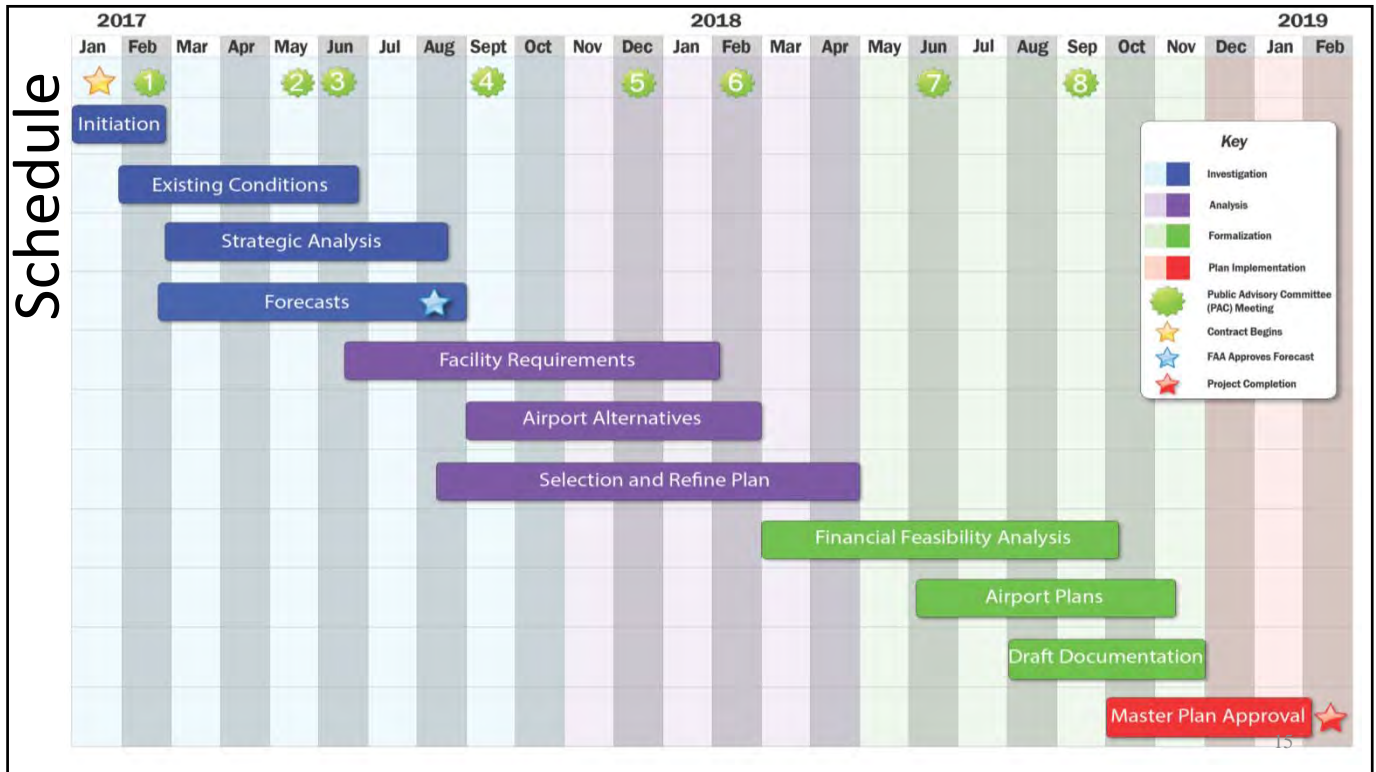
Regulatory Framework for Airport Master Plans

- Federal – NPIAS, FAA, Security, NEPA
- State – Goal 12 – Transportation Planning Rule, Oregon Aviation Plan/Airport Planning Rule
- Local – Zoning, Comprehensive Planning, Transportation System Plans
- Airport Sponsor – Facility Planning



Key Project Phases





Special Area of Interest: Focused Site Planning

- Understanding of current use and future use needs
- Highest and best use of property
- Identification of market needs and opportunity
- Complimentary development concepts to enhance Airport and Fair Grounds



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Planning Advisory Committee Process

Anne Presentin, EnviroIssues - Facilitator



PAC meeting formats

- Project staff will present information
- PAC members discuss information presented and provide feedback
- Each meeting to include time for Hillsboro Airport update at the beginning
- Time reserved for public comment - usually at middle of meeting
- Port staff available before meetings, during breaks and after meetings to answer questions

Interviews with PAC members

Objectives:

- Gain understanding about PAC members' expectations for the committee process
- Develop shared understanding of draft charter for PAC process
- Receive ideas for developing a public outreach and involvement plan related to the master plan and airport operations
- Allow PAC members to share concerns or questions in advance of initiating the process

Planning for agendas

Consider the topics listed around the room.

1. Which topics would you like to spend more time learning about and discussing in PAC meetings? (4 green dots)
2. Which topics are lowest priority for PAC discussion time? (1 yellow dot)

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Break



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Planning Advisory Committee Charter

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Planning Advisory Committee Charter

- How we will work together
- Our tasks and milestones
- How the PAC will provide recommendations to the project team

Planning Advisory Committee

- The PAC is an advisory body to the Hillsboro Airport Master Plan Update project team.
- PAC members will provide advice to the project team on key inputs to the analysis and recommendations as the plan is developed.
- The project team will work with members throughout the process to ensure that concerns and aspirations are consistently understood and considered as alternatives are developed.
- Project staff will explain how PAC and community input influenced master plan elements before submitting the Hillsboro Airport Master Plan Update to the Port of Portland Commission for approval.

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Airport 101

Steve Nagy, Port of Portland

Patrick Taylor, Coffman Associates

2-27-2017



Hillsboro Airport by the Numbers

- **Overall size:** Approximately **900** acres
- **Runways: 3**
 - Excellent all weather capabilities
 - Federal Aviation Administration (FAA) air traffic control tower
- **Major aviation businesses at HIO: 20**
 - Intel boards Approximately **150,000** “passengers” annually
- **Aircraft based at HIO:** Approximately **360** based aircraft
 - **40** business jets
 - **30** helicopters
- **Aircraft takeoffs & landings: 186,402** operations in CY2015
 - **2nd** busiest airport in Oregon (PDX)



2016 Hillsboro Airport Economic Impact

Employment

1,472 total jobs:

- 697 direct jobs
- 336 induced jobs
- 439 indirect jobs



Dollars

- \$107.4 million Business Revenues
- \$83.5 million Personal Income
- \$8.4 million Taxes generated for local communities
- Average annual income of airport jobs: \$47,299



Since 2011

- 535 new jobs
- \$41.1M business revenue growth
- \$28.8M personal income growth
- \$3.3M tax revenue growth



Aviation Activities at Hillsboro Airport

- Three fixed base operators (FBO) (Aero Air, Global Aviation, Hillsboro Aviation)
- Local corporate flight departments (Nike, Columbia Sportswear)
- Flight training (Hillsboro Aero Academy, ATP)
- Corporate Air Shuttle (Intel)
- Customs and Border Protection fee-based facility (only one in Oregon)



2005 Master Plan Major Findings

- Hillsboro Airport will remain a general aviation facility
- Long term potential for small commercial service
- Based aircraft and general aviation operations expected to grow 1% on average every year through year 2025
- Airport has inadequate airfield capacity to meet 20-year forecast demand
- New infrastructure and facilities are necessary to meet demand – current airfield runways and taxiways at capacity

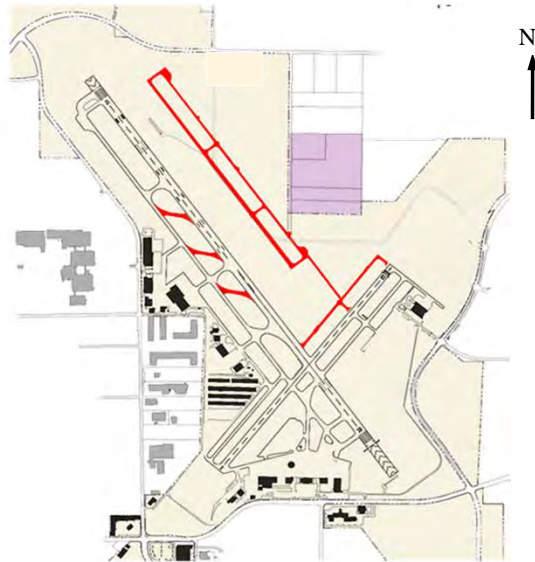
2005 Master Plan Key Components

- 3 high-speed exit taxiways on Runway 12/30
- New parallel runway for light aircraft
- Future property acquisition for aviation-related development
- Relocation of the “Charlie” pattern helicopter training pad
- Repairs and improvements to existing runways and taxiways
- Redevelopment of the main terminal

2005 Master Plan Implementation

Airfield Infrastructure Needs

- A new parallel runway for light aircraft
- 3 high-speed exit taxiways on Runway 12/30
- Land acquisition for the new parallel runway



Compatibility Study – Land Use

Ensure Airport Land Use Compatibility

- Adopt Airport Related Zoning
 - Base Zoning
 - Overlay Zoning
- Coordinate with City/County on land use reviews
- Maintain height restrictions within existing development regulations

Compatibility Study – 32 Operational Elements

Element	Current Status	Notes
<u>Aircraft Operations</u> 1, 2, 4 – 9, 11 – 22, 24, 25	All implemented with the exception of 14 and 25	<ul style="list-style-type: none"> •14 not pursued due to low feasibility, 25 due to low activity levels •13 and 20 thru RNAV procedures for jet aircraft only
<u>Airfield Improvements</u> 3, 10, 23	Implemented with the exception of 23	<ul style="list-style-type: none"> •10 – helicopters operate on txwy D, permanent pad in planning •23 - low feasibility due to airfield and operational impacts
<u>Technology</u> 26 - 29	Implemented with the exception of 26	<ul style="list-style-type: none"> •26 – radar is under the FAA's authority, in lieu the Port built a multilateration (MLAT) flight tracking system for noise monitoring purposes
<u>Stakeholder Involvement, Outreach</u> 30 – 32	All implemented	

Recent Development Activity and Partnerships

- Port of Portland – Hillsboro Airfield Development
- Tenant and 3rd Party Development
- Government Partnerships



Port of Portland – Hillsboro Airfield Development

Year	Project
2007/08	Runway 13R-31L High Speed Taxiway Exits
2009/10	Taxiway C Extension
2011	Runway 13R-31L Threshold Rehabilitation
2012	Terminal Ramp Reconstruction
2012	Construct Taxiway D
2013	Runway 02-20 Reconstruction
2014	West Tiedown Rehabilitation
2015	Construct Runway 13L-31R
2016	Construct Taxilane L



Tenant and 3rd Party Development

Hillsboro Aviation Hangar & Ramp



2015/2016

Aero Air Hangar - 2012



Tenant and 3rd Party Development

2014 - Global Aviation Hangar



2014 - Ochoco Hangar



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Government Project Partnerships

Working with the City
of Hillsboro

2010
Fire Station



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Government Project Partnerships

Working with the
City of Hillsboro

NE Veterans Drive
2012 and 2013

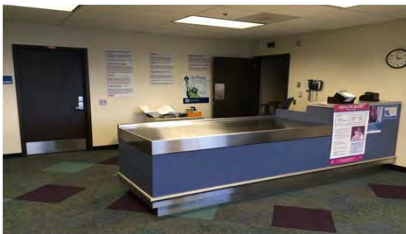


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Government Project Partnerships

US Customs and
Border Protection
Facility



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Government Project Partnerships

Working with Clean Water Services

2010 Dawson Creek
Pump Station



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2018 MASTER PLAN UPDATE - FIRST STUDY ELEMENTS

- ➔ Introduction to Airport Inventory
- ➔ Introduction to the Role of the Airport



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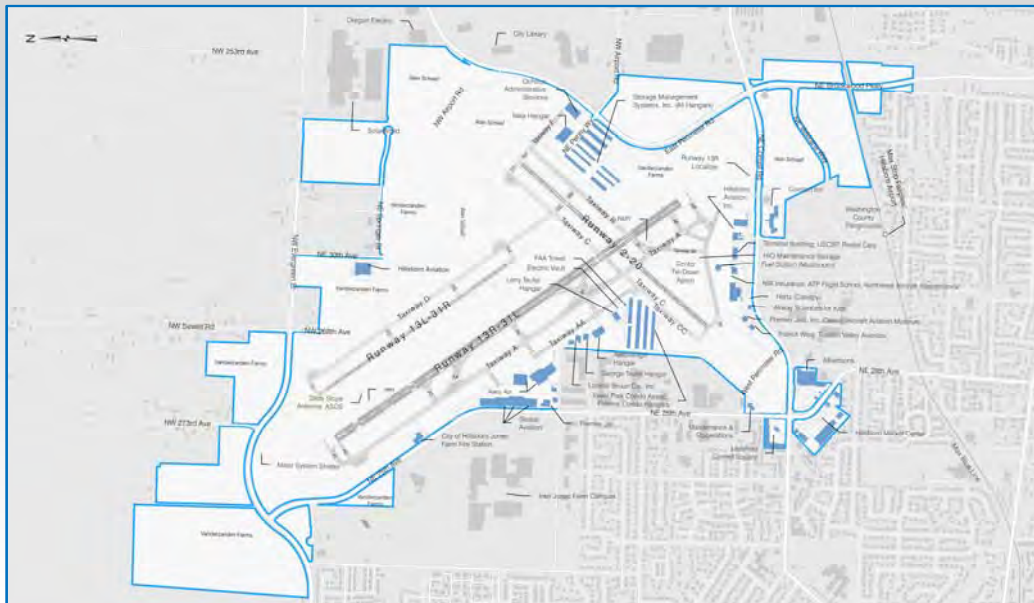
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INVENTORY PREVIEW

- Baseline Data Collection
- Regional Setting: Location, Climate, Transportation, etc.
- Land Use: Existing, Zoning, Overlay Zoning, Future Land Uses
- Area Plans: Wa. County Fairgrounds MP, Jackson East Project, North Hillsboro Industrial Renewal Area, Etc.
- Airside Facilities: Runways, Taxiways, Pavement Condition, Nav Aids, Area Airspace, Instrument Approaches, etc.
- Landside Facilities: Building inventory, Businesses, ARFF, Fuel, etc.
- Aviation Activity History: Based Aircraft, Operations, etc.
- Socioeconomic Inputs: Population, Employment, Income, etc.
- National Aviation Factors: FAA forecasts of active aircraft, pilots training, hours flown, etc.



HILLSBORO AIRPORT



SOCIOECONOMIC PREVIEW

WASHINGTON COUNTY

	2000	2016	CAGR
Population	474,336	583,867	1.61%
Employment	261,647	332,296	1.86%
Per Capita Income	\$37,744	\$44,135	1.21%
Households	184,689	232,326	1.78%



METROPOLITAN STATISTICAL AREA



	2000	2016	CAGR
Population	2,024,115	2,411,688	1.36%
Employment	1,215,717	1,478,019	1.51%
Per Capita Income	\$37,936	\$43,266	1.02%
Households	806,187	974,475	1.47%

STATE OF OREGON

	2000	2016	CAGR
Population	3,547,376	4,051,536	1.03%
Employment	2,084,755	2,386,496	1.05%
Per Capita Income	\$34,290	\$39,016	1.00%
Households	1,426,797	1,670,677	1.22%



ACTIVITY PREVIEW

BASED AIRCRAFT



2003: 363 Aircraft

2016: 256 Aircraft

OPERATIONS



2003: 218,000 Operations

2016: 198,000 Operations

ROLE OF THE AIRPORT PREVIEW

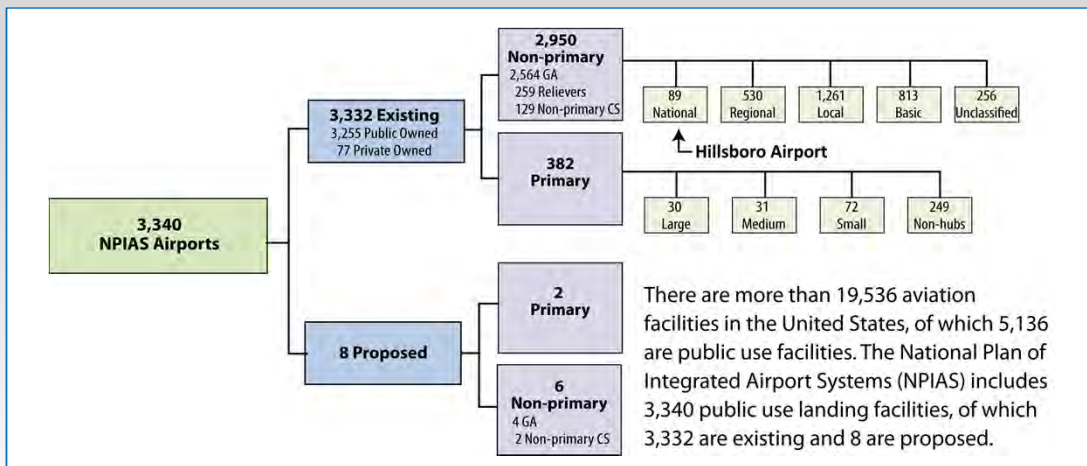
- National Airspace System (NAS).
- **General Aviation (GA) Reliever Airport:** Current role serving all segments of general aviation including recreational, training, business, charter, military, air ambulance, and fractional.
- **GA Reliever and Small Commuter Service Airport:** Includes scheduled service with less than 9 passenger seats.
- **Commercial Service Reliever Airport:** Includes scheduled service with 10 or more passenger seat aircraft (Requires Part 139 Certification)
- **GA Reliever and Cargo Airport:** Includes expanded air cargo service.



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National Airspace System Composition



- Hillsboro is 1 of 2 Reliever General Aviation airports in Oregon (Toutdale)
- Hillsboro is 1 of 2 National General Aviation airports in Oregon (Aurora)
- Hillsboro has been the busiest airport in Oregon for 2 of the last 5 years (PDX)

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Public comment



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Closeout and meeting evaluation



PAC Meeting #2 – May 4, 2017

- Brief overview: Baseline Inventory
- Focus: Airport Role / Strategic Analysis
- Introduce: Forecast

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Adjourn

