

MEETING RECORD

Page 1

DATE: 08/26/2020
TIME: 3:30-5:00 PM
RE: Planning and Development Sub-Committee Meeting
ATTENDEES: Tom Fleming, Diane Jones, Troy Bliss, Jason Licon, Aaron Ehle, James Hays, John Howell, Conrad Cichos, Ludo de la Haye, Colton Lind, Martin Lind, Barry Sherman, Curtis Koldeway

Begin Meeting Record 08/26/2020

Agenda Item #1: Meeting Minutes Review, July 22nd

- **Diane moved to approve the minutes. The motion, seconded by James passed unanimously.**

Agenda Item #2: Discovery Air Site Development Plan Review

- The site development plan (SPD) that is attached to the lease as “exhibit B” is conceptual and was included to provide a general representation of the planned development and square footage estimates for the building and ramp areas. Since the lease was executed in January of 2019, much of the design work has been completed and an updated SPD has been created. Airport staff expected the SPD to evolve throughout the design phase and provided feedback to the design team throughout the process. The new layout contains less building area, but leaves more room for ramp on the west side and more room for non-aeronautical development on the east side.
- Barry Sherman (Business Aviation Group): Discovery Air is a planned corporate aviation campus with four large hangars, office space, automobile garages, and a new FBO. When Rocky Mountain Ave is extended, the development will be the new “front door” to the Airport. Landscaping will be designed to be attractive and inviting. The full build-out will take place over four phases. The order of the phases will depend on the needs of tenants. Discovery Air is currently engaged with FBO companies that have shown interest in establishing a presence at the Airport. Two tenants have committed to sub-leasing space in building D (phase 1). The architecture of the building is designed to be distinctive and to capture attention along the potential new entrance to the Airport. A mixture of building articulation and variety of materials are included in the design.
- Martin Lind (Water Valley, Discovery Air): This development will be the first impression of the Airport when Rocky Mountain Ave is connected to Lindbergh Dr to create a new entrance to the Airport. This will be first “AAA class” hangar development built on the Airport. The two existing ones are located in the through-the-fence area. This development will attract a lot of new activity to the Airport. COVID-19 has impacted the project, but things are beginning to improve. The new layout is designed to avoid north-facing hangar doors and maximize ramp space for the FBO.
- Iver Retrum (Business Aviation Group): FBOs were in triage mode during the first few months of the pandemic, but discussions have resumed in recent months. Business aviation has quickly recovered and most FBOs are matching or exceeding their year-over-year numbers. Business aviation will support the growth of the Airport.
- Taxiway D will be realigned and incorporated into the ramp area in future phases, but will not be altered in phase 1. Taxiway A1 will be realigned in a future phase to meet FAA design standards that prohibit direct access from an apron to a runway. Requiring an aircraft or vehicle to make a

turn to get from an apron to a runway reduces the likelihood that they could accidentally roll onto the runway. The A1 access point to the run-up area will be moved to the north.

The development will be accessed from the north via an extension to Lindbergh Dr. The connection of Lindbergh Dr to Rocky Mountain Ave will be multi-million-dollar project and is not currently planned as part of the Discovery Air development. The capital improvement plan (CIP) does not currently program funds for this road connection. The CIP does program funds for the realignment of Taxiway D through the development.

- Staff has been involved in the process as the design has evolved and believes that this development will provide value to the Airport and is aligned with the Master Plan and Strategic Plan Goals. Impact to line-of-site from the southern remote tower mast have also been considered. The City of Loveland development review team has fully vetted the site development plan and the infrastructure needs and is ready to approve the development contingent on Airport Commission approval.
- Airport Staff and City of Loveland Attorney's Office are currently discussing modifications to the lease to address phasing. These discussions are taking place on a separate track. Commission approval of the site development plan is required under the current lease agreement and this requirement will not be not changed in any potential lease amendments.
- The development is not expected to substantially increase traffic. Business aviation currently comprises about 7.5% of the Airport's traffic.
- Both of the committed tenants conduct international operations and would like to have a U.S. Customs office at the airport eventually.
- The Airport has reviewed and approved a plan to accommodate stormwater from the Discovery Air development. There is no agreement in place to accommodate off-Airport stormwater.
- The current layout allows for some non-aeronautical development on the east side in the future. The developer envisions the second story of the FBO as an ideal place for a restaurant with good views of the mountains and ramp area.
- **James moved to recommend approval of the site development plan to the Airport Commission. The motion, seconded by Diane passed unanimously.**

Agenda Item #3: Development Proposal - 5261 Gulfstream Ct

- The developer, John Howell, is proposing to construct a 3-unit, 183' X 60' = 10,980 square foot building east of Trans Aero. The hangars will have 18' tall doors. All three units will have restrooms. An additional restroom that can be accessed from the outside is being considered as part of a potential development partnership.
- John Howell: This project originated with the desire to have hangar space for his plane(s). The additional units, which will be sub-leased or sold, will help to distribute some of the water tap, pavement, and other costs.
- The building will have 36-48" of real stone wainscoting along the base of the building and at least two windows on the side that faces Gulfstream Ct. An elevation drawing will be provided when this project is presented to the Airport Commission for consideration. This is in line with the design standards that are under development.
- Northrop taxiway is designed to accommodate aircraft up to 12,500 pounds on a frequent basis, but can handle heavier aircraft on an occasional basis.

- There is very limited room for landscaping, but enhancements will be made along the street-facing side.
- Airport staff believes this development proposal will accommodate a wide range of aircraft and makes the highest and best use of the lot.
- **Diane moved to recommend approval of the lease agreement to the Airport Commission, contingent on the developer providing elevation drawings to illustrate aesthetics. The motion, seconded by Tom passed unanimously.**

Agenda Item #4: Development Proposal - 5271 Beechcraft St

- The developer, Lude de la Haye, is proposing to construct a 70' X 50' = 3,500 square foot hangar in a gap between two existing box hangars. The hangar will have a 14' tall door.
- Due to the proximity of the neighboring hangars, a group II hangar will be required to comply with current fire code. This means the hangar will have three-hour fire rated exterior walls and a sprinkler fire suppression system. A restroom will be included to comply with building code requirements.
- Ludo de la Haye: The hangar will be very similar to the hangar to the west. A two-tone paint scheme similar to the hangars on both sides. A stone or faux-stone wainscoting will be applied along the base of the street-facing side.
- This infill lot has been difficult to develop due to the increased fire protection requirements. Airport staff recommends this development.
- **Tom moved to recommend approval of the lease agreement to the Airport Commission, contingent on the developer providing elevation drawings to illustrate aesthetics and resolution of building/fire code issues related to access doors. The motion, seconded by Troy passed unanimously.**

Agenda Item #5: Veterans Affairs (VA) Clinic Stormwater Easement Update

- Work continues on the VA Clinic as the Cities' legal teams work to create a drainage easement agreement. The agreement will need to be approved by both City Councils.
- The FAA has provided guidance for the City(s) pay for the maintenance of the easement out of a budget that is not tied to the Airport (even though they will be reimbursed by the grantee) to avoid conflict with the Revenue Use Policy. Very little maintenance is expected to be required after the swale is constructed.
- The easement will protect the Airport from additional stormwater being introduced onto Airport property from other developments near the VA Clinic.

Agenda Item #6: Open Discussion

End Meeting Record