

**DATE:** 06/26/2019  
**TIME:** 03:30-05:00 PM  
**RE:** Planning and Development Sub-Committee Meeting  
**ATTENDEES:** Jason Licon, Tom Fleming, Josh Birks, Rachel Rogers, Aaron Ehle, Diane Jones, Mike Scholl, Iver Retrum (Homestead Hangars)

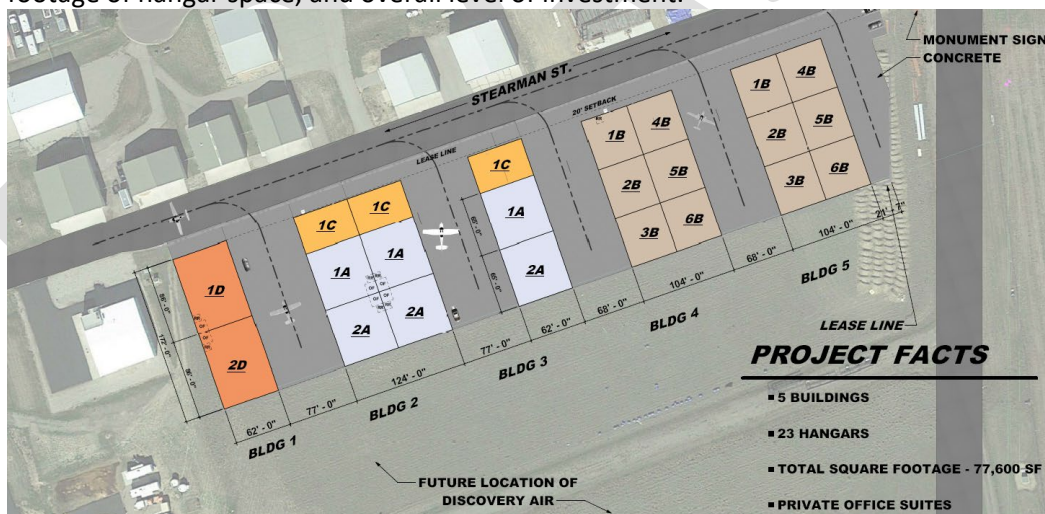
## Begin Meeting Record

### Agenda Item #1: Meeting Minutes Review

- April 25<sup>th</sup>: Due to time constraints, the meeting minutes were not reviewed at the May 22<sup>nd</sup> meeting.
- May 22<sup>nd</sup>: Design and Land Use Standards – in order to allow more time for feedback from the working group, the draft standards will be discussed at the July 24<sup>th</sup> PDSC meeting instead of the June 26<sup>th</sup> meeting.
- **Tom moved to approve the minutes for both meetings. The motion, seconded by Diane passed unanimously.**

### Agenda Item #2: Homestead Hangars

- Iver Retrum from Business Aviation Group provided an update on the project.
- Project will consist of 5 buildings and 23 hangars – total hangar area ~ 77,600 sf.
- Hangars will range from 2,000-5,000 sf with 16-18 ft. tall doors.
- RFP has been issued for general contractors – July 14<sup>th</sup> deadline.
- Pricing will be released mid-July.
- Lease negotiation still in progress. Lease rates are based on the size of the leasehold, square footage of hangar space, and overall level of investment.



### Agenda Item #3: Oak Valley Homes Update

- Developer is no longer moving forward with project. Intent to lease agreement has expired and the lot will be made available and marketed to potential developers.

### Agenda Item #4: Strategic Work Plan Progress Report

- Please provide feedback by July 12<sup>th</sup>.
- Air Service Development
  - Groome ridership is a good indicator of demand to Denver.
  - Remote Tower is key to attracting commercial air service.

### **Agenda Item #5: Master Plan Alternative Maps**

- Please provide feedback by July 3<sup>rd</sup>.
- Higher lease rates can be charged for non-aeronautical development, but FAA must approve non-aeronautical use on airport land.
- Rocky Mountain Ave will be connected to Earhart Rd and will become the new entry corridor to the airport.
- A plan for road access to the area south of the police training campus is needed.
- The remote tower facility will eventually be moved to a permanent location. Opportunities for a remote tower training center and/or a facility that can provide ATC for multiple remote towers should be explored.
- An alternative that includes lengthening and widening of the primary runway, but doesn't include a parallel runway may need to be investigated.

### **Agenda Item #6: Aviation Education Exploratory Meeting**

- Scheduled for July 17<sup>th</sup> at 1:30 pm.
- Representative from Thompson School District, Poudre School District, Aims Community College, and Colorado State University will participate.
- Will reach out to SeonAh Kendall to see if there are opportunities to collaborate with Front Range Community College even though they don't currently have an aviation program.

**End Meeting Record**