

PDSC MEETING AGENDA

DATE: 2/22/2023
TIME: 3:30-5:00 PM
LOCATION: Zoom
RE: Planning and Development Subcommittee

PDSC Objectives:

- Support the development and implementation of an updated Strategic Plan and the 2020 Airport Master Plan Update
- Provide ongoing support and input on specific plans and proposals for the development of Airport property
- Provide input on other business development efforts as appropriate.

PDSC Agenda Items:

- 1) **Meeting Minutes – February 22, 2023**
- 2) **5271 Beechcraft RFP**
- 3) **Northeast Airport Development**
- 4) **Updates/Planning/Open Discussion**

Unresolved/Pending Topics:

- Fort Collins – Loveland Water District Water Line Extension
- Cellular Data Tower
- West & Northeast Airport Area Planning
- Updated Leasing Policy
- Terminal Funding

Join Zoom Meeting

Wednesday, March 22, 2023 – 3:30 p.m.

<https://us06web.zoom.us/j/97011482750?pwd=V1pVVHdrMXZibzlyZ3RFanpRK2NIZz09>

Meeting ID: 970 1148 2750

Passcode: 465261

One tap mobile

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DATE: 2/22/2022
TIME: 3:34 - 4:45 PM
RE: Planning and Development Subcommittee Meeting (PDSC)
ATTENDEES: Tom Fleming, Diane Jones, Jason Licon, Aaron Ehle, Scott Schorling, James Hays, Josh Birks

Begin Meeting Record 2/22/2023

Agenda Item #1: Meeting Minutes – January 25, 2023

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

Agenda Item #2: Strategic Plan

- The strategic plan draft has been updated based on the feedback received by the Commission and PDSC and will be presented for Commission review and approval on March 16.
- We've created a matrix and a Gantt Chart to share information relating to the action items and timelines for completing them.
 - There is a lot of overlap/redundancy between these documents. We need to decide on a format for sharing this.
 - These documents will be useful for the staff and PDSC in carrying out the plan, but they contain a lot of information and may not be well-suited for communicating progress with the Commission/public.
- The key performance indicators still need to be developed.
 - These should be high level indicators of success that relate directly to the action items.
 - A simple progress report or dashboard needs to be created to provide regular updates to the Commission.

Agenda Item #3: Land Use Plan

- The Airport Commission has instructed staff and the PDSC to create a land use plan for Airport property that aligns with the Master Plan but provides additional detail.
 - What does this plan look like? What are the elements? What level of specificity?
 - Map like a “zoning” map that shows:
 - Aeronautical uses
 - Large vs. small
 - Business vs. private
 - Training and education
 - Non-aeronautical uses
 - Corridors, landscaping etc.
 - Utility networks?

- A strategy for improving infrastructure to encourage desired development.
 - How will infrastructure be built out?
 - Publicly provided vs. master development
 - Possibly implement an impact fee system.
 - Marketing materials/tools to attract desired development.
- Who will develop the plan?
 - There are examples from other airports, but most were created by consultants.
- An updated leasing policy will also be created to assist the PDSC and Commission in evaluating and approving development proposals.
- Since we have an immediate need for shovel-ready land for general aviation hangar development and we have already identified a site, it would make sense to focus on that sub-area first.

Updates/Planning/Open Discussion

- The Fort Collins City Council has approved the \$1,000,000 contribution for the terminal on first reading. Second reading will occur on March 7th.
 - The design process will continue into May and construction will begin this summer.
- Both Cities and CDOT Aeronautics Division have committed funding to conduct a governance study.

End Meeting Record



NORTHERN COLORADO REGIONAL AIRPORT

4900 Earhart Rd • Loveland, Colorado 80538

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ITEM NUMBER: 1

MEETING DATE: March 22, 2023

PREPARED BY: Aaron Ehle – Airport Planning & Development Specialist

TITLE

5271 Beechcraft RFP

RECOMMENDED PDSC ACTION

Provide Feedback on the RFP and evaluation criteria

SUMMARY

There is one small “shovel-ready” lot on located between Cessna Drive and Beechcraft Taxilane. The lot is 81’ X 50’ feet and can accommodate a hangar size of up to 60’ X 50’. Because it is so close to other buildings, any hangar built here will be required to have enhanced fire protection, including sprinklers. The added cost associated with meeting these fire code requirements has deterred people from building here in the past, but with the recent developments related to the Airport-owned T-hangars, there has been renewed interest in building here. Because several people have expressed interest in building here, we will be issuing a request for proposals (RFP).

Main question:

- Should the rent rate be open to bid, or should we set the rent rate and evaluate the proposals on other factors?

ATTACHMENT

5271 Beechcraft RFP



**INVITATION FOR PROPOSAL
CITIES OF LOVELAND AND
FORT COLLINS
500 EAST 3RD STREET
LOVELAND, COLORADO**



**NORTHERN COLORADO
REGIONAL AIRPORT**

SOLICITATION NUMBER: 2023-XXX
Airport Hangar Land Lease Bid Opportunity
RECORDING DATE: April 27, 2023

I. INTRODUCTION

The Cities of Loveland and Fort Collins (hereafter the “Cities”) are soliciting proposals from qualified parties to lease property and construct a private aircraft storage hangar at Northern Colorado Regional Airport (“Airport”), located in Loveland, Colorado. The Cities are offering a parcel of land adjacent to improved infrastructure to be leased in accordance with the Standard Airport Lease Agreement (“Lease”) appearing in section XII hereof, and all other provisions of this Request for Proposals (“RFP”), and to be developed for aeronautical use in alignment with the Airport and Cities policies and guiding documents. Those documents can be found at: <https://www.flynoco.com/airport-commission/guiding-documents/>.

The issuance of this RFP does not constitute a commitment by the Cities to award a contract, or an agreement to pay any costs incurred by any individual or company in the preparation of a response to this RFP. The Cities reserve the right to engage in discussions with any of the respondents to this RFP to explore the viability of a development arrangement and/or definitive contract.

II. PROPOSAL INSTRUCTIONS

Responses to this invitation for bid must be addressed to the City of Loveland Purchasing Division at: bids@cityofloveland.org.

Your email shall state “**Response to Airport Hangar Land Lease Bid Opportunity**” in the subject line. *Please note that email responses to this request are limited to a maximum of 25 MB capacity. Your electronic file shall be one PDF file only; NO ZIP FILES ALLOWED. Electronic Submittals must be received at the e-mail provided above. Submittals sent to any other email address will NOT be forwarded or accepted.*

Responses will be accepted until 2:00 p.m. Mountain Time, Thursday, April 27, 2023 at which time they will be recorded. There will be a virtual bid opening on Zoom using the following link:

<https://us06web.zoom.us/j/87360734226?pwd=bDdWbDE4TzJTYkRSNvhHNkp0SFNxQT09>

Meeting ID: 873 6073 4226

Passcode: 968706

or call in 1-346-248-7799

All questions regarding this RFP must be in writing and sent to Aaron Ehle, Planning & Business

Development Specialist for the Airport, at aaron.ehle@cityofloveland.org. Questions will be accepted until 12:00 p.m. Mountain Time, Thursday, April 13.

All questions received by the question deadline stated above will be responded to via Addendum, which will be published at Rocky Mountain e-Purchasing System (www.bidnetdirect.com/colorado).

The Cities are subject to section 24-72-201 *et seq.* of the Colorado Revised Statutes, the Colorado Open Records Act. If you object to the disclosure of any confidential or privileged information as such is defined in the Colorado Open Records Act, any such pages must be marked confidential and submitted as outlined below in the Submittal Instructions. If you fail to mark the documents confidential and fail to include the explanation, any objection to the release of any information will be deemed waived by the Cities.

Please note that your objection will be considered, but is not binding on the Cities. The Cities are required to make a determination under the Colorado Open Records Act, and may only withhold documents that are confidential under the law. If the Cities release documents marked as confidential in compliance with the Colorado Open Records Act, the Proposer(s) waive any claims for liability or damages.

Interested parties are highly encouraged to submit proposals and other relevant information pursuant to this RFP. The Cities reserve the right to engage in discussions with any of the Proposers to this RFP to explore the viability of proposals and to negotiate lease terms.

Responsibility for timely submittal and routing of responses, prior to recording, lies solely with the Proposer(s). Responses received after the closing time specified will not be accepted.

The Cities are committed to providing an equal opportunity for services, programs and activities and does not discriminate on the basis of disability, race, age, color, national origin, religion, sexual orientation or gender. For more information on non-discrimination or for translation assistance, contact the City of Loveland's Title VI Coordinator at TitleSix@cityofloveland.org or 970-962-2372. The Cities will make reasonable accommodations for Proposers in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, contact the City of Loveland's ADA Coordinator at jason.smitherman@cityofloveland.org or 970-962-3319.

“Las Ciudades están comprometida a proporcionar igualdad de oportunidades para los servicios, programas y actividades y no discriminar en base a discapacidad, raza, edad, color, origen nacional, religión, orientación sexual o género. Para más información sobre la no discriminación o para asistencia en traducción, contacte al Coordinador Título VI de la Ciudad de Loveland al TitleSix@cityofloveland.org o al 970-962-2372. Las Ciudades realizará las acomodaciones razonables para los Proposeres de acuerdo con la Ley de Discapacidades para Americanos (ADA). Para más información sobre ADA o acomodaciones, contacte al Coordinador de ADA de la Ciudad de Loveland: jason.smitherman@cityofloveland.org o al 970-962-3319.

III. AIRPORT BACKGROUND

Since its opening in 1964, Northern Colorado Regional Airport has evolved to accommodate the aviation demands of the Northern Colorado Region. It is jointly owned and operated by the Cities of Fort Collins and Loveland and supports a diverse mix general aviation and commercial aviation users. The Airport is located adjacent to Interstate 25 in Loveland, Colorado, approximately a one-hour drive north of Denver. In recent decades, remarkable population and economic growth have occurred in the Northern Colorado region, particularly in areas along I-25 near the Airport.

IV. SITE LOCATION

The Cities are accepting proposals for the following site:



V. EXISTING CONDITIONS

The site is in an area with adjacent improved lots that have been constructed between the years 1999 & 2004. To be able to build on this lot, it does require some unique code related requirements to maximize the usefulness of the site that include the installation of fire rated barriers. The lot is 4,093 square feet at 81.9 feet wide and 50 feet deep with a requirement for a buffer of 7.5 feet between this hangar and the adjacent hangars.



VI. DESIGN CRITERIA

Maintain consistency with adjacent existing improvements and maintaining the roadway and taxiway as to preserve the safe travel of aircraft and vehicles. It will also require the preservation of security during the construction and completion of the proposed improvements.

Site:

1. The minimum leasehold area for proposals within the site is 4,093 square feet.
2. The site cannot be subdivided.
3. During construction and upon completion, the project shall ensure integrity of the Airport security fence and boundary to prevent unauthorized persons from entering the Airport Operations Area.
4. All development shall conform to requirements contained in the currently adopted Loveland Municipal Code https://library.municode.com/co/loveland/codes/code_of_ordinances?nodeId=LOCOMUCO.
5. The successful Proposer(s) must submit a Form 7460 and receive a Determination of No Hazard from the FAA Obstruction Evaluation / Airport Airspace Analysis in accordance with 14 CFR 77.9. This requirement is to ensure the construction does not create an obstruction to air navigation, operationally impact the airport, or cause interference with any radio navigational aids <https://oaaaa.faa.gov>.

VII. PERMITTED USES

1. The Lease shall permit the successful Proposer(s) to use the leased premises solely for the construction and operation of an aircraft hangar facility. The successful Proposer(s) may use the leased premises for the purpose of managing, storing, maintaining, and operating the Proposer(s) own aircraft and/or other aircraft. Stored aircraft shall be airworthy and comply with the FAA's Policy on the Non-Aeronautical Use of Airport Hangars <https://www.govinfo.gov/content/pkg/FR-2016-06-15/pdf/2016-14133.pdf>.
2. The successful Proposer(s) may sublease or license use of the hangar to third parties for aviation purposes. Any sublease, sale, or transfer of the Lease shall require approval and lease assignment and assumption by the Cities or Northern Colorado Regional Airport Commission (NCRAC), as applicable.
3. The successful Proposer(s) shall be responsible for and shall pay for maintenance and repair of the land, structures, utilities, and facilities located upon the premises during the term of the subject Lease. The successful Proposer(s) shall be responsible for all, grass cutting, landscaping, weeding, and routine cleaning of the leased premises.

VIII. IMPROVMENTS TO BE CONSTRUCTED BY SELECTED PROPOSER(S)

1. The selected Proposer(s) will finance, design, and construct all required utility extensions including water, sanitary sewer, electric power, natural gas, and telephone/data, as well as any necessary storm water management features at no cost to the Cities. The selected Proposer(s) shall be responsible for constructing the improvements in accordance with plans and specifications prepared by a professional architectural engineering firm, which shall be reviewed and approved in accordance with the site plan by City of Loveland Development Services.
2. All improvements, including the proposed hangar facilities, constructed on Airport property shall be subject to conditions, restrictions, reservations and prior approvals for the following purposes:
 - a. To encourage and leverage private investment in the Airport and create economic benefit for the Airport, Cities, and region;

- b. To enhance aesthetic value through consistent, attractive, and compatible development;
- c. To ensure proper, desirable use and appropriate development and improvement of each site within the Airport;
- d. To ensure and maintain proper setbacks from streets, runways, taxiways, and aprons, and adequate, safe spaces between structures;
- e. To ensure the safety and security of the Airport operation and the operations of Airport Tenants.

IX. LEASE TERMS

1. The Lease is offered with a 25-year term (“Initial Term”) with three 5-year extensions (“Extended Term(s)”). At the conclusion of the Extended Terms, ownership of all improvements shall revert to the Cities. If Lessee desires to continue occupying the Leased Premises after the expiration of all three Extended Terms, Lessee may request that the Cities grant a new lease agreement.
2. The lease rate will include annual adjustments based on Consumer Price Index for all Urban Consumers (CPI_U U), All Items, for Denver-Aurora-Lakewood, CO as published by the Bureau of Labor Statistics of the United States Department of Labor, 1982-84 base = 100.
3. The actual leasehold parcel shall be determined from the successful Proposer(s) approved site plan and shall include all exclusive-use space necessary to operate the facility. The leasehold parcel shall include hangar building(s), automobile parking areas, landscaped buffers and/or setbacks, aircraft parking aprons, and any exclusive-use taxilane(s) including the Taxilane Object Free Area described in FAA Advisory Circular 150/5300-13A Section 404 https://www.faa.gov/documentLibrary/media/Advisory_Circular/150-5300-13A-chg1-interactive-201612.pdf.
4. The successful Proposer(s) shall be responsible for, and shall pay for all maintenance and repair of the land, structures, utilities, and facilities located upon the leasehold parcel during the term of the subject Lease. The successful Proposer(s) shall be responsible for all grass cutting, landscaping, and routine cleaning of the leased premises.

X. PROPOSAL REQUIREMENTS

Please submit your response addressing, at a minimum, each of the following items, in the order outlined below. Your PDF shall be one (1) single file only and not more than ten (10) pages in length.

1. Letter of Interest

- a. Include the name of the Proposer(s), address, telephone number, name of contact person, and the title of the RFP.
- b. Provide a description of the submitting Proposer(s)' current legal status (i.e., Corporation, Partnership, Sole Proprietor, Joint Venture, etc.).
- c. Letter must be signed by an individual who is authorized to certify, on behalf of the Proposer(s), that all statements in the submittal are true and correct. The letter must indicate the title or position of the individual.

2. Development Proposal Details

- a. Description/exhibit of proposed leasehold area.
- b. Proposed annual rent per square foot based on leasehold area that does not exceed the current published rate of \$0.464 per square foot.
- c. Site Plan: Site plan drawn to scale showing existing and planned final contour grades, the location

- of all improvements, including structures, aprons, taxilanes, walks, patios, driveways, parking, fences, walls, utilities, etc.
- d. Elevations: Exterior elevations drawn to scale illustrating all sides of planned structure(s). Building heights to the highest point shall be included.

3. **Additional Information**

- a. Acknowledgements of receipt and understanding of the following
 - i. standard hangar land lease agreement
 - ii. insurance requirements
 - iii. allowable use
- b. An aircraft that is to be housed

XI. EVALUATION CRITERIA

The Cities intend to offer a lease agreement for proposal that most closely meets the evaluation criteria. Incomplete proposal(s) will not be considered. The Cities reserve the right to reject any or all proposals submitted, and to negotiate with any or all of the Proposer(s).

The Cities will evaluate each proposal submitted according to the criteria established below and will analyze information obtained from the RFP package, references, and other sources as appropriate. The Cities may request presentations or interviews with any or all of the Proposer(s). After final scoring, recommendations for an award will be made to the Northern Colorado Airport Commission.

Evaluations will be made using the following criteria:

1. **Completeness of Proposal**

The proposal has followed the criteria included in the request for proposals, and understands the requirements as set in the RFP.

2. **Experience**

The Proposer has demonstrated the capacity and support required to successfully complete the project as proposed. The Proposer has experience or has contracted with a provider that has demonstrated success in completing previous similar projects. The proposal indicates how capable the submitting individual/organization is and there is enough information to indicate that the proposal will be successful.

3. **Financial Capability**

The Proposer has the necessary financial resources and/or ability to achieve the proposed outcome. The proposal includes cost-related information as required. The level of investment meets or exceeds what is typical or can be accommodated on the site and identified what costs, if any, will the Cities be requested to provide.

4. **Quality of Proposal**

The Proposal is of a quality that meets or exceeds current building code and the duration of the land lease agreement.

5. **Proposed Use**

The proposer has identified one or more aircraft that will be stored in this building and has provided information describing them within the proposal.



NORTHERN COLORADO REGIONAL AIRPORT

4900 Earhart Rd • Loveland, Colorado 80538

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ITEM NUMBER: 2
MEETING DATE: March 22, 2023
PREPARED BY: Aaron Ehle, Airport Planning & Development Specialist

TITLE

Northeast Airport Development

RECOMMENDED PDSC ACTION

Provide feedback on the creation of a land use plan and a strategy to fast-track development in the area.

SUMMARY

There is a shortage of shovel-ready property at FNL and the Commission has instructed staff and the PDSC to develop a plan to facilitate and encourage development in the northeast area of the Airport. The Commission has also provided direction to create a comprehensive land use plan for the entire Airport, but since this area will likely be developed soonest, it serves as a good starting point.

- What does a land use plan for the northeast area of the Airport look like?
 - What is highest and best use?
 - What types of aeronautical uses?
 - Business
 - FBOs
 - MROs
 - Cargo Operators
 - Flight Schools
 - Self-fueling
 - Private hangars
 - Training and education
 - Non-aeronautical uses?
 - Do any make sense in this area?
 - What level of detail?
 - General bubbles or roads, taxiways, buildings etc.?
 - Corridors, landscaping, utilities, etc.
 - Who will create this plan?
 - Simple – Airport and City staff
 - Complex – may require a consultant.
- How can we fast-track hangar development in this area?
 - How will infrastructure be built out?
 - Publicly provided vs. master development

ATTACHMENTS

Northeast Airport Development Presentation
Examples from Rocky Mountain Metropolitan Airport
Examples from Northern Colorado Regional Airport

Northeast Airport Development

Northern Colorado Regional Airport Commission
Planning and Development Subcommittee

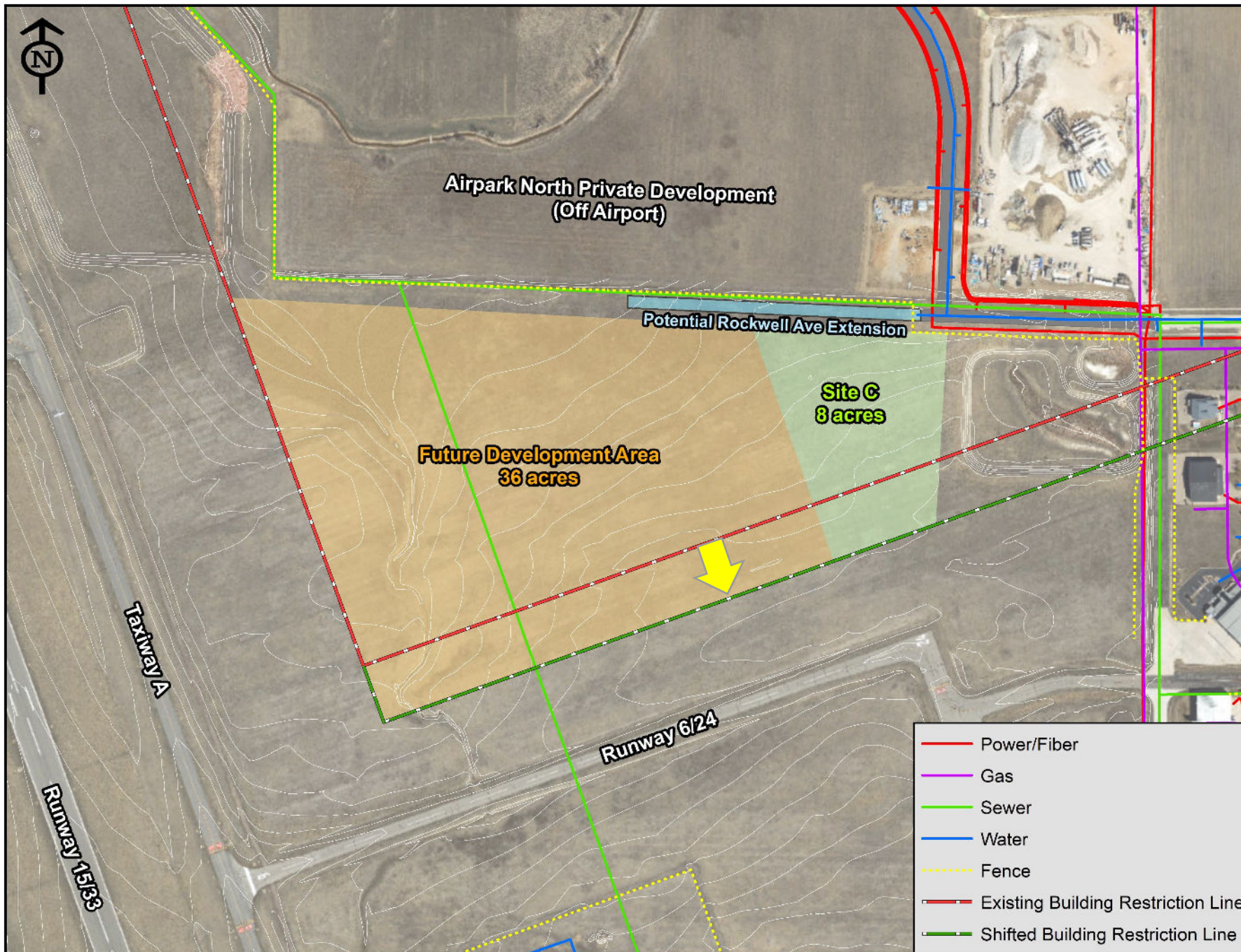
March 22, 2023

PDSC

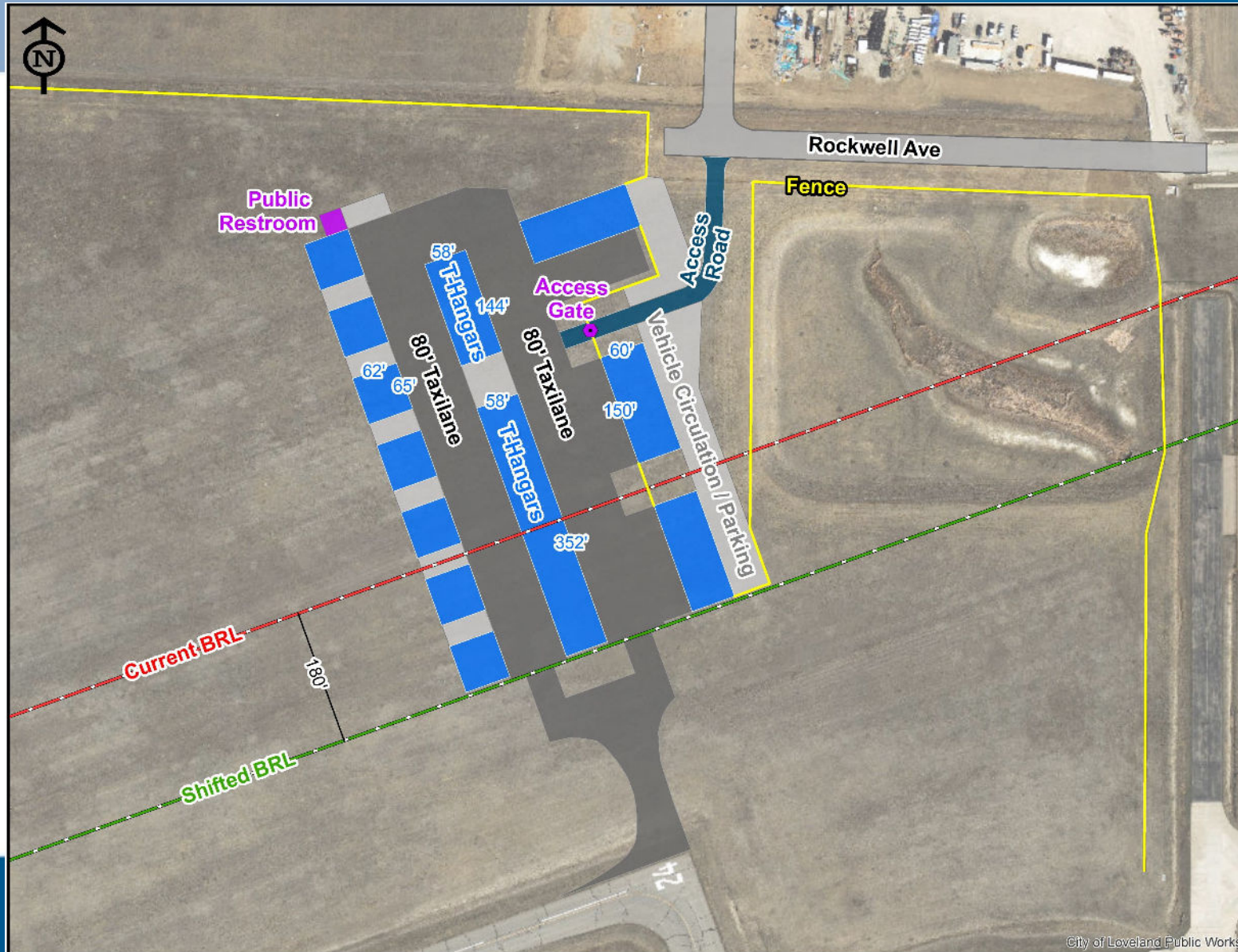
Recommendation:

Shift building restriction line 180' to the south.

- At this location, buildings can still be approx. 30'
- Runway 6/24 can remain operational
- Creates additional 7 acres for development

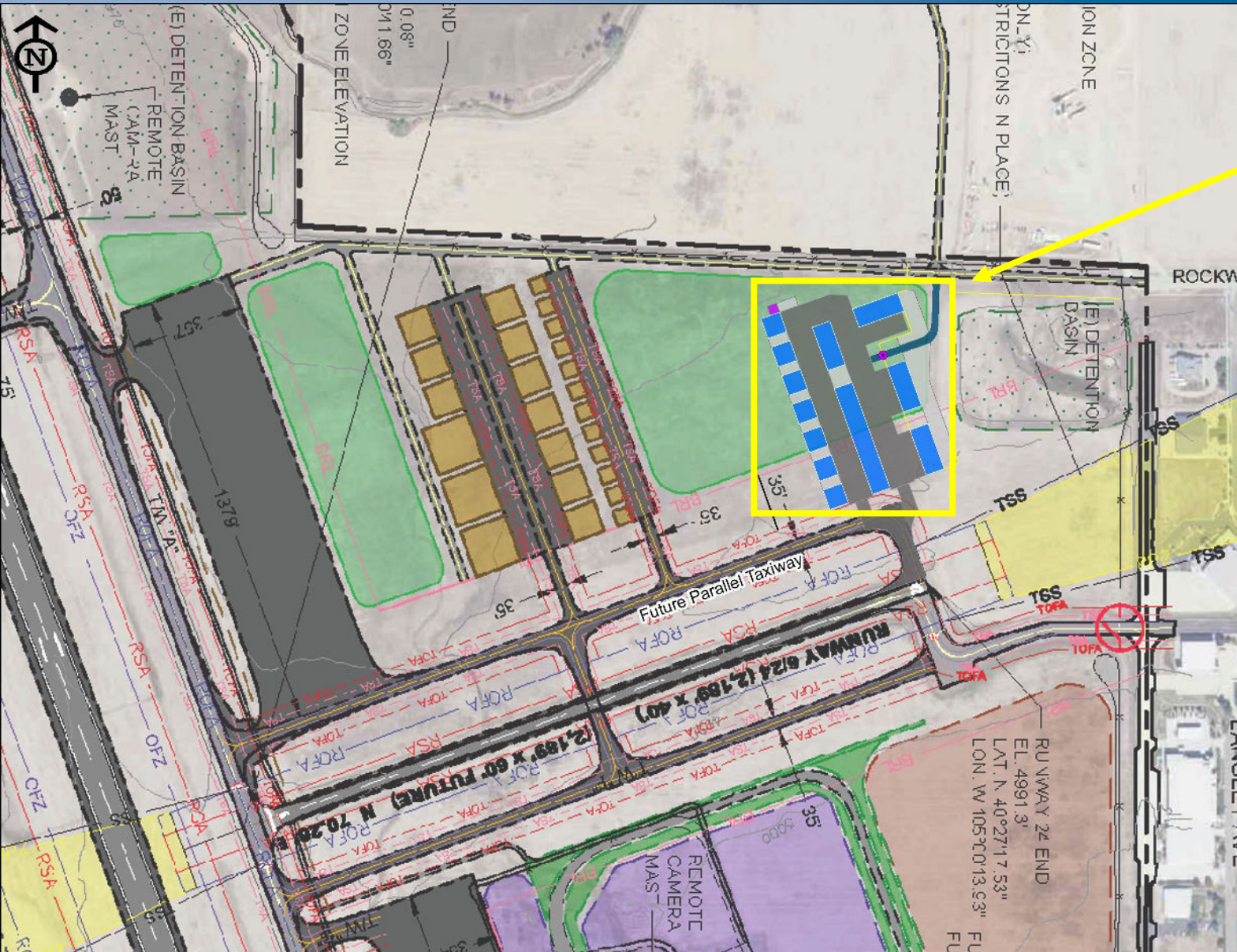


Conceptual Layout



- Building sizes are based on input from prospective developers
- Preserves crosswind runway functionality

Airport Layout Plan Alignment



- Conceptual layout takes future taxiway alignment into consideration
- Preserves room to the west for larger Airplane Design Group (ADG) II and III facilities

Infrastructure Costs

Estimated Infrastructure Costs to Improve Site C to "Shovel-Ready" Condition

Description	Quantity	Unit	Unit Price	Amount
Environmental	1	LS	\$20,000	\$20,000
Design	1	LS	\$70,000	\$70,000
Mobilization and Quality Control	1	LS	\$85,000	\$85,000
Water Connection	520	LF	\$50	\$26,000
Sewer Connection	150	LF	\$85	\$12,750
Electric/Fiber Connection	0	LF	\$75	\$0
Gas Connection	750	LF	\$30	\$22,500
Fence	600	LF	\$30	\$18,000
Gates	1	LS	\$25,000	\$25,000
Site Grading/Drainage	39,500	SY	\$6	\$237,000
Common-use Taxiway Paving	2,950	SY	\$75	\$221,250
Common-use Road Paving	1,000	SY	\$45	\$45,000
Pavement Marking	100	SF	\$7	\$700
Total				\$783,200
Water & Sewer Tap	1	LS	\$79,600	\$79,600
Public Restroom (Design + Construction)	1	LS	\$120,000	\$120,000
Total w/ Water Tap & Restroom				\$982,800

Capital Improvement Plan

Funding Source	FAA Airport Imp. Program AIP		FAA Managed Federal Special Funding			State	Local		Other	Total Project Costs
	FAA Entitlement	FAA Discretionary	Cares Act	BIL Airport Improvement Grants	BIL Airport Terminals Program	Colorado Division of Aeronautics	Grant Match	Additional Funding	Special & Unique Resources	
Funding Programming Method	Formulary \$150K - \$1M <10K - >10K Enplanements	Discretionary	Formulary	Formulary	Discretionary	Formulary for FAA Grant Matches & Remainder Discretionary	Formulary	Discretionary	TBD	
Grant Match Requirement	90/10	90/10	N/A	90/10	95/5	80/20	N/A	N/A	N/A	
2023										
New Terminal Construction			\$ 13,782,527	\$ 590,000		\$ 29,500	\$ 29,500	\$ 3,300,000		\$ 17,731,527
Runway 15-33 Widening Design				\$ 150,000		\$ 458,333	\$ 58,333			\$ 666,666
General Aviation Hangar Area Environmental Review								\$ 20,000		\$ 20,000
Equipment Replacement: Operations Vehicle								\$ 40,000		\$ 40,000
<i>Technology & Transportation Hub (ARPA & AIMS)</i>									TBD	TBD
Totals 2023	\$ -		\$ 13,782,527	\$ 740,000	\$ -	\$ 487,833	\$ 87,833	\$ 3,360,000	\$ -	\$ 18,458,193
Funding Balance Remainga	\$ 150,000			\$ 399,000						
2024										
New Terminal Construction				\$ 1,000,000		\$ 55,555	\$ 55,555			\$ 1,111,110
Taxilane Stearman Upgrades						\$ 150,000	\$ 150,000			\$ 300,000
Fuel Farm Capacity Expansion Environmental & Design						\$ 125,000	\$ 125,000			\$ 250,000
Taxiway B & D Reconstruct						\$ 300,000	\$ 300,000			\$ 600,000
Broom Truck SRE				\$ 399,000				\$ 44,333		\$ 443,333
General Aviation Hangar Area Design & Construction								\$ 945,000		\$ 945,000
Totals 2024				\$ 1,399,000		\$ 630,555	\$ 630,555	\$ 989,333		\$ 3,649,443
Funding Balance Remainga				\$ 601,000						

Lease Boundary Example



- FAA funding for maintenance and repair of taxiways and aprons associated exclusively with private hangars has become increasingly difficult to obtain due to a gradual decrease of federal funding available for these facilities.
 - Leasehold areas need to be larger than in the past to align with FAA policies for receiving federal funding for these areas.

Revenue Projections

Annual Revenue Based on Lease Boundary Example

	Area (SF)	Unimproved Rate		Improved Rate	
		\$/SF/YR	Annual Rent	\$/SF/YR	Annual Rent
Lease 1	46,225	\$0.327	\$15,116	\$0.464	\$21,448
Lease 2	38,350	\$0.327	\$12,540	\$0.464	\$17,794
Lease 3	90,825	\$0.327	\$29,700	\$0.464	\$42,143
Lease 4	35,525	\$0.327	\$11,617	\$0.464	\$16,484
Lease 5	68,700	\$0.327	\$22,465	\$0.464	\$31,877
All	279,625	\$0.327	\$91,437	\$0.464	\$129,746

- Lease rates are negotiable based on location, leasehold area, access to infrastructure, and private-sector investment
- New rate for improved land with public restroom access?

Next Steps

- Complete National Environmental Policy Act (NEPA) review process
 - This must be done before construction can take place
 - Categorical Exclusion (CATEX) usually takes 2-4 months and is generally good for 5 years
 - Cost dependent upon need for further review i.e., archaeological findings
- Determine best approach for facilitating near-term hangar development
 - Master development vs. Infrastructure funded by Airport/Cities

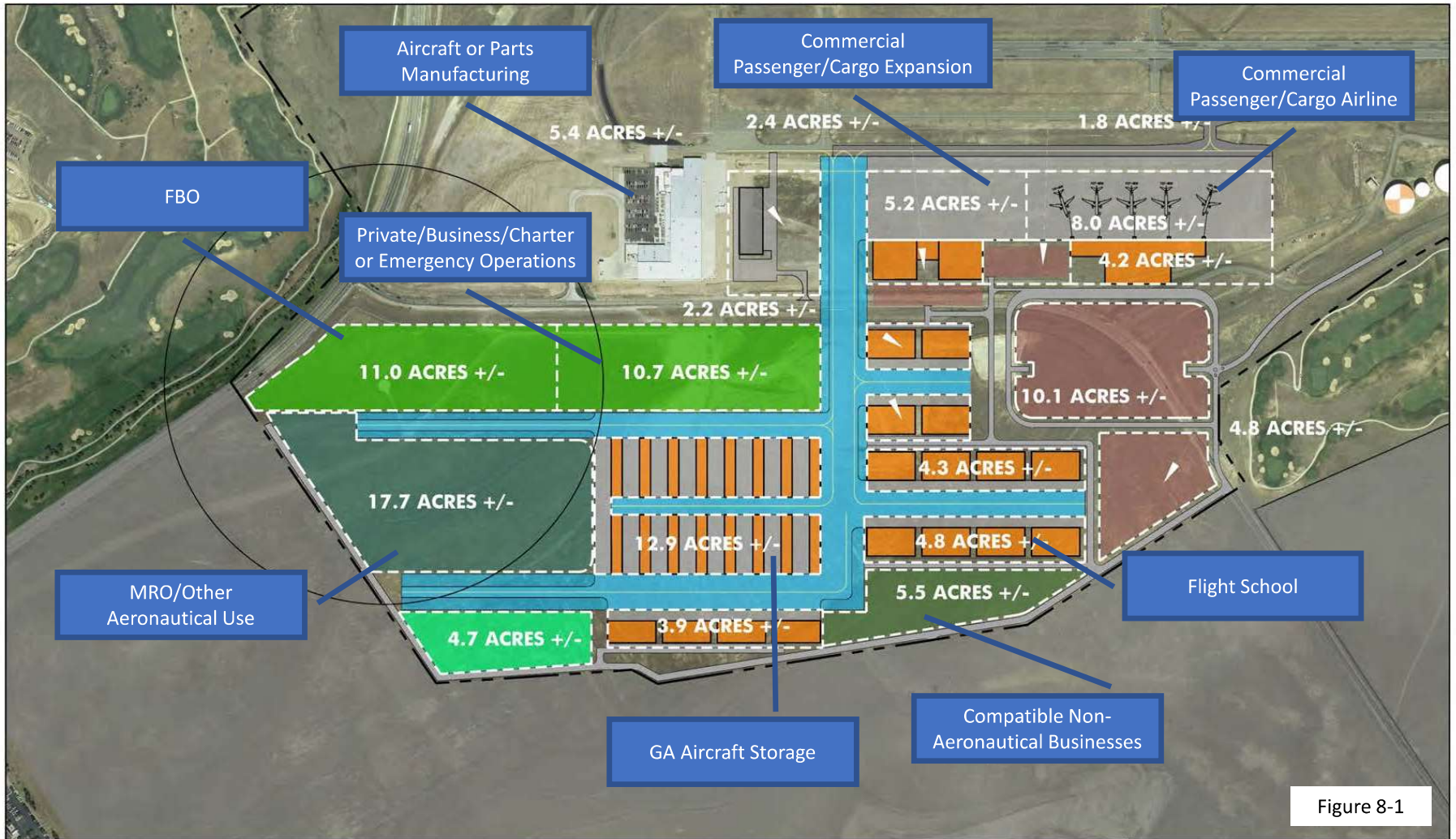


Figure 8-1

JVIATION

- AVIATION - RELATED DEVELOPMENT
- PILATUS MANUFACTURING DEVELOPMENT (TWO PHASE)
- TAXIWAY OBJECT FREE AREA (TOFA)
- AVIATION EDUCATION DEVELOPMENT
- MRO DEVELOPMENT
- AUTO PARKING
- RELEASED PARCELS
- PROPERTY BOUNDARY LINE



DRAFT
 GRAPHIC SCALE
 200 0 200 400
 (IN FEET)

ROCKY MOUNTAIN METROPOLITAN AIRPORT
 SOUTHWEST DEVELOPMENT AREA
 DATE: OCTOBER 2021 SHEET 1 OF 1



Partners Group (USA) Inc

128

Simms St

Simms St



**ADG II/III
Business**

**ADG II
Private**

**ADG I
Private**

**ADG I
Business**





Cargo

FBO

MRO

ADG II/III
Business

Flight
School

ADG II
Private

ADG I
Private

T Hangars

ADG I
Business

Rockwell Ave Extension

