

**NOTICE OF PUBLIC MEETING
PHOENIX AVIATION ADVISORY BOARD
PLANNING AND DEVELOPMENT SUBCOMMITTEE**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **PHOENIX AVIATION ADVISORY BOARD, PLANNING AND DEVELOPMENT SUBCOMMITTEE** and to the general public, that the **PLANNING AND DEVELOPMENT SUBCOMMITTEE** will hold a meeting open to the public on **Thursday December 12, 2024 at 2:30 p.m. located at the City of Phoenix Aviation Department, 3 North Conference Room, 2485 E. Buckeye Road, Phoenix, Arizona 85034, or via WebEx teleconference.**

Meeting Attendance Options:

- **Watch the meeting virtually using the WebEx link provided below.**

<https://cityofphoenix.webex.com/weblink/register/r6010f7a0f0d054a10218ce39058a593e>

- **Call-in to listen to the meeting**, dial 602-666-0783 and Enter Meeting ID 2865 189 4529#. Press # again when prompted for attendee ID.
- **Attend the meeting in-person at the Aviation Headquarters**

Public Comment: If you wish to provide a written comment or speak at the meeting virtually or by phone, please submit a request to pearl.meza@phoenix.gov no later than 10 a.m. on Thursday December 12, 2024. The email should include your first and last name, email address, the item number(s) and whether you would like your comment read into the record or if you wish to speak. Those who wish to attend in person may submit a request to speak by completing a speaker card at the registration desk at the beginning of the meeting.

One or more board members may participate via teleconference. Agenda items may be taken out of order.

The agenda for the meeting is as follows:

CALL TO ORDER

MINUTES OF MEETING

1. **For Approval or Correction, the Minutes of the Planning and Development Subcommittee Meeting on August 6, 2024.**

INFORMATION AND DISCUSSION (ITEMS 2-4)

2. Construction Procurement Process

This report provides the Planning and Development Subcommittee an update on the construction procurement process.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

3. Land Reuse Update

This report provides the Planning and Development Subcommittee an update on recent redevelopment efforts on airport-owned land in the noise-impacted area to the west of Phoenix Sky Harbor International Airport.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

4. I-10 Update

This report provides the Planning and Development Subcommittee with an update on the ongoing I-10 planning study in the airport area.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

SUBCOMMITTEE INFORMATION AND FOLLOW-UP REQUESTS

CALL TO THE PUBLIC

This is the time for the public to comment. Members of the Subcommittee may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. Section 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later time.

ADJOURNMENT

For further information, please call Pearl Meza, Management Assistant II, Aviation Department at 602-273-3382. For further documentation on this meeting, please visit skyharbor.com.

Persons with a disability may request a reasonable accommodation, please contact Pearl Meza, Management Assistant II, Aviation Department at 602-273-3382. Or 7-1-1 friendly.

The next Planning and Development Subcommittee meeting is scheduled to take place Tuesday, January 7, 2025



**PHOENIX AVIATION ADVISORY BOARD
PLANNING & DEVELOPMENT SUBCOMMITTEE
SUMMARY MINUTES
August 6, 2024**

Meeting held in person and via WebEx

Subcommittee Members Present

Ron Price - Chairperson
David Shilliday

Subcommittee Members Absent

Verma Pastor

Staff Present

Andrew Durket
Anne Kurtenbach
Bradley Hagen
Carolina Potts
Chad Makovsky
Cindy Lizarraga
Gina Huerta
Ed Faron
Heather Shelbrack

Jay DeWitt
Jelena Stevanovic
Jennifer Maples
John Trierweiler
Jordan Feld
Karen Ratliff
Kelly Scali
Marshall Kain
Matthew Heil

Mary Helen Martinez
Mike O'Shaughnessy
Moe Yacut
Pearl Meza
Richard Graham
Robert Hawes
Ryan Hartnett
Sarah Demory
Sean Larkin

Members of the Public Present

Mark Carlisle
Scott Sikel

CALL TO ORDER

Chairperson Price called the meeting to order at **2:30 p.m.**

MINUTES OF MEETING

- 1. For Approval or Correction, the Minutes of the Planning and Development Subcommittee Meeting on January 2, 2024.**

A motion was made by Mr. Shilliday, seconded by Mr. Price, that this item be approved.

No public comments.
The motion carried.

INFORMATION AND DISCUSSION (ITEMS 2-5)

2. General Aviation Update

Mr. Ed Faron presented the Deer Valley Airport update. He began by describing public investments with a \$47M capital improvement budget set for the next 3 years. This includes a taxiway relocation and other pavement projects on the airfield.

He then covered private investments at the airport. Cutter Aviation completed a new hangar project in December of 2023. A new corporate hangar campus is currently under construction on the southeast portion of the airport, and is expected to be completed by March 2025. Other new terminal business partners include a restaurant called Barrio Brewing, and a flight simulator company named Aerial Engagement.

Mr. Faron then explained future development projects occurring at Deer Valley, one of which is the proposed development of 245 hangars on the northeast corner of the airport. He also discussed remaining undeveloped parcels of land, for which a land use plan was recently created to determine the best use of the land, along with marketing and branding efforts.

Mr. Price asked if the biggest opportunity that is lacking is the hangar availability.

Mr. Faron stated that is the single greatest demand at Deer Valley Airport. He explained the waitlist for small hangars, large hangars, and covered tie-downs is 2.5 years, 6.5 years, and 6-9 months respectively.

Mr. Shilliday asked if there is a need for an increase in services due to the growth and potential increase of tenants at the airport.

Mr. Faron stated there would be a need for additional fueling services, avionics, and possibly maintenance to accommodate the new development of hangars.

Mr. Shilliday asked if there would also be a need for addition or evolution of restaurants or other infrastructure as well.

Mr. Faron stated they believe they are on the right track with Barrio Brewing, but there may be other opportunities in the future.

Mr. Makovsky stated they are working with councilmember O'Brien on needs for the airport with one of the larger needs being a refresh/remodel of the airport terminal.

Mr. Shilliday stated that is important, and the increase in corporate and private jets justifies the development of the airport as well as the terminal as it is the first

welcoming point to the clientele. He asked if there is a timeframe established for the review to renovate the terminal.

Mr. Makovsky stated he expects the design process to begin in the next fiscal year.

Mr. Bradley Hagen presented the Goodyear update. He began by describing public investments with a \$46M capital improvement budget set for the next 4 years. The projects are airfield-focused and will enhance safety and increase aircraft parking capacity.

Next, he described the planning project update of the Airport Master Plan, which was completed in 2018 but will soon need to be updated to address the increase in airport operations and based aircraft.

Mr. Hagen then provided an update on the proposed developments that have been approved by the Phoenix Aviation Advisory Board, including the 70 acres of parcels planned for air cargo, corporate and FBO hangars, maintenance hangars, and the flight school campus.

Mr. Price asked if the revenues generated from the hangars will be reinvested in the airport.

Mr. Hagen stated yes, the money generated would be invested back into the airport.

Mr. Shilliday asked if there is a need for a change in services due to the growth and potential increase of tenants at the airport.

Mr. Hagen stated there wouldn't be a need for major changes, only a need for increased services.

Mr. Shilliday asked whether flight schools are considering converting to electric aircraft, and if there is an infrastructural need to help accommodate this shift.

Mr. Hagen stated there is not current demand for electric from the flight schools but staff will be ready to work with APS to determine usage needs if such a need arises.

Mr. Shilliday mentioned it might be practical to look out for such changes and anticipate them, especially if the airport can compete for those services.

Ms. Demory stated they have not heard anything formally but it is part of the energy masterplan study the department will be conducting for future needs of the airport. This study will include stakeholder outreach.

Mr. Makovsky stated the department is also closely monitoring the FAA's EAGLE initiative related to transition to lead-free fuels. At this time FAA Reauthorization compels airports to sell leaded fuel until a safe alternative is commercially viable.

No public comments.

3. Sky Harbor Capacity Planning

Mr. Jordan Feld presented this item. He began with the challenges the airport is facing due to the increase in passenger traffic, including demand forecasts for up to the year 2038, when demand will exceed capacity.

Mr. Feld then discussed current plans to mitigate challenges associated with increased demand. Several projects will increase capacity, including a new west terminal, runway extension, new taxiway and terminal modernization, and terminal connectors.

Mr. Feld provided an overview of the next steps, including the 2024 Airport Layout Plan review, the 2025-2031 NEPA environmental review, and the anticipated start of construction in 2032 for the west terminal.

Mr. Price asked if we are at the point of having a green light to start the pre-EIS planning.

Mr. Feld stated the terminal is already on the Airport Layout Plan, and the FAA is reviewing the runway extension. The pre-EIS steps are technical and can be done in-house providing the airport more control over this step of the timeline.

Mr. Shilliday asked if there is any consideration to extend the south runway or if there are any constraints to extending it.

Mr. Feld responded that the runway is constrained by the freeway system on the west end and the river on the east end.

Mr. Makovsky stated that while the team has studied the possibility of extending the south runway out over the riverbed at some point in the future, doing so is currently cost prohibitive.

Mr. Price asked if the new terminal would need to be built before conducting a major overhaul on the existing terminals.

Mr. Feld stated short-term investments will be made on the existing terminals to modernize the passenger experience and relieve congestion.

Mr. Shilliday asked if projected vehicle congestion is not as significant due to the anticipation of customers changing mode choice in the future.

Mr. Feld confirmed it is due to the anticipation of alternative transportation options in the future.

Mr. Makovsky noted staff is also working on a parking master plan this fiscal year to address short-term parking needs.

No public comments.

4. Sky Train Contingency Plan Update

Mr. Michael O'Shaughnessy presented this item. He provided an update of the current status of the Sky Train® and the impact it has had in reducing roadway and curb congestion.

Mr. O'Shaughnessy then discussed the development of the contingency plan, which included the unique needs for alternate transportation options to address Sky Train service disruptions and the ability to scale the plan at a cost-conscious level.

He then addressed the current contingency plan which reserves busses to respond on site at any time to move customers. The plan has been activated 4 times since transitioning to the full Stage 2 operation.

Finally, Mr. O'Shaughnessy detailed the lessons learned from the previous contingency activations and noted that to continue to provide effective service during an outage, scaling of operations is the key to the efficient movement of customers.

Mr. Price stated the reaction time is incredible, and asked if the four times the contingency plan has been activated have been full resource deployments?

Mr. O'Shaughnessy stated there has been a range, and it can change based on many factors including time of day, current traffic on roadways, and more.

Mr. Price stated he advocates for continued exercises to improve efficiency.

Mr. Shilliday asked if there were any lessons learned from the unplanned outages.

Mr. O'Shaughnessy stated the issue that is most impactful is mechanical issues.

Mr. Shilliday asked if demand management during an issue accounts for those who find their own modes of transportation such as Uber or Lyft.

Mr. O'Shaughnessy stated it is a factor that is observed, but does not materially affect the contingency plan in a way that would reduce the efforts to provide alternative transportation.

Mr. Makovsky stated staff will err on the side of heavy deployment of resources until the situation is stabilized and will then consider scaling back resources.

No public comments.

5. Airport Construction Update

Ms. Anne Kurtenbach presented this item. She began with the Terminal 3 N2 concourse, which has a scope of a 6-gate concourse and a connector to Terminal 4. Enabling work starts in August of 2024, and continues through May of 2025. The concourse will feature a marketplace-style concept with a mezzanine lounge to optimize views.

Ms. Kurtenbach continued by providing an overview of the new Taxiway Uniform, crossing over Sky Harbor and Buckeye roads and connecting the north and south runways on the west end. Construction began this past April and is anticipated to be complete at the end of 2027.

Next, Ms. Kurtenbach provided an update on the planned Terminal 3 south concourse remote gate boarding lounge. The project will expand the current commuter hold room at the apron level and create an airside busing area to transport passengers to the remote apron.

Finally, Ms. Kurtenbach provided a brief explanation of the relocation of the security badging office to the level 4 arrivals area of Terminal 3. Construction began in May 2024 and is anticipated to complete in December 2024.

No public comments.

SUBCOMMITTEE INFORMATION AND FOLLOW-UP REQUESTS

None.

CALL TO THE PUBLIC

None.

ADJOURNMENT

The meeting adjourned at **3:29 p.m.**

PLANNING AND DEVELOPMENT SUBCOMMITTEE REPORT	
To:	Planning and Development Subcommittee
From:	Chad R. Makovsky, A.A.E Aviation Director
Subject:	Construction Procurement Process

Description

This report provides the Planning and Development Subcommittee an update on the construction procurement process.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

Report Summary

The Aviation Department’s \$3.5 Billion capital program will provide critical terminal and airfield improvements at the City’s three airports over the next 5 years. As a City Department, Aviation’s design and construction contractors are procured under the authority of the City Engineer, Eric Froberg, PE. Mr. Froberg will present an overview of the City’s procurement process and State law requirements under Title 34 of the Arizona Revised Statutes as they relate to civil construction and public improvements.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road.

Recommendation

This item is for information and discussion.

PLANNING AND DEVELOPMENT SUBCOMMITTEE REPORT	
To:	Planning and Development Subcommittee
From:	Chad R. Makovsky, A.A.E Aviation Director
Subject:	Land Reuse Update

Description

This report provides the Planning and Development Subcommittee an update on recent redevelopment efforts on airport-owned land in the noise-impacted area to the west of Phoenix Sky Harbor International Airport.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

Report Summary

The Phoenix City Council authorized the Community Noise Reduction Program in 2002 to address community complaints of aircraft noise. In addition to sound insulating more than 1,700 residential properties, the program also offered voluntary acquisition and relocation services for residents in neighborhoods that were significantly impacted by noise from overhead aircraft. This voluntary acquisition continued until 2016 and resulted in the purchase of nearly 800 residential properties just west of the airport.

The Aviation Department is working closely with the Community and Economic Development Department (CEDD) to redevelop these vacant properties consistent with the recommendations of a Land Reuse Strategy for the area. CEDD staff will present an update of recent efforts to market and identify compatible development opportunities on these noise-impacted properties.

Public Outreach

Staff's development of the Land Reuse Study was accomplished through numerous community meetings and input.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road.

Recommendation

This item is for information and discussion.

PLANNING AND DEVELOPMENT SUBCOMMITTEE REPORT	
To:	Planning and Development Subcommittee
From:	Chad R. Makovsky, A.A.E Aviation Director
Subject:	I-10 Update

Description

This report provides the Planning and Development Subcommittee with an update on the ongoing I-10 planning study in the airport area.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

Report Summary

Maricopa Association of Governments has undertaken a study of I-10 through the airport area. The purpose of the study is to identify opportunities for efficiency and safety improvements. This report will review the study effort to date including preliminary recommendations and analysis.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road

Recommendation

This item is for information and discussion.