



Airport Master Plan for
**Brown Field
Municipal Airport**
PAC Meeting #4



Airports



Agenda

- > Introductions
- > Public Meetings Overview
- > MAP Presentation
 - > Q&A
- > Introduction to Alternatives
 - > Airside
 - > Landside
- > PAC Comment
- > Public Comment
- > Next Steps

Public Meetings Overview

Public Meeting Overview

- > Nov. 16, 2017
 - > Colonel Irving Salomon Community Center
- > Notices Included:
 - > Project website post
 - > Email to contact database
 - > Email to elected officials
 - > Congressman Vargas
 - > Supervisor Cox
 - > Councilmember David Alvarez

Public Meeting Overview

- > Print ads, web ads, and/or online community calendar posts to:
 - > East Otay Mesa Property Owners Association
 - > Experimental Aircraft Association
 - > La Prensa
 - > Otay Mesa Chamber of Commerce

Public Meeting Overview

- > Nextdoor posts to:
 - > Otay Mesa
 - > Ocean Crest East
 - > Ocean Crest North
 - > Ocean Crest
 - > Ocean Crest Southwest
 - > Otay Mesa W – Upper Palm Ridge
 - > Otay Mesa W – Lower Palm Ridge
 - > Otay Mesa W – Los Altos
 - > Otay Mesa W – Del Sol
 - > Otay Mesa W – Montgomery Park

Public Meeting Overview

- > Meeting format: Presentation and Information Stations
- > Information presented:
 - > Project process
 - > Existing conditions of the airport
 - > Environmental considerations
 - > Forecasts of aviation demand
 - > Facility requirements: Airside and landside
- > Attendance: 13 (signed-in)
- > Meeting materials and public comments available for review on the project website

<http://www.sdairportplans.com/>

Master Plan Process



Ongoing Public Outreach

ALP – Airport Layout Plan

CEQA – California Environmental Quality Act

FFA – Financial Feasibility Analysis

MAP Discussion

METROPOLITAN AIRPARK

Redeveloping Brown Field Municipal Airport



Brown Field Municipal Airport: Present Day



Aviation Overview

> San Diego's Business Aviation is Poised for Substantial Growth



The San Diego County Airport System is defined by 9 significant public use airports in San Diego County and Tijuana Rodriguez International Airport (just south of the border).

1. Fallbrook Airpark
2. McClellan Palomar Airport*
3. Ramona Airport
4. Borrego Valley Airport
5. Gillespie Field
6. Montgomery Field
7. Oceanside Municipal Airport
8. San Diego International Airport
9. Brown Field Municipal Airport*

* Designated Reliever Airports for San Diego International Airport

Project Overview

> Planning Smart Growth at a Burgeoning Port of Entry

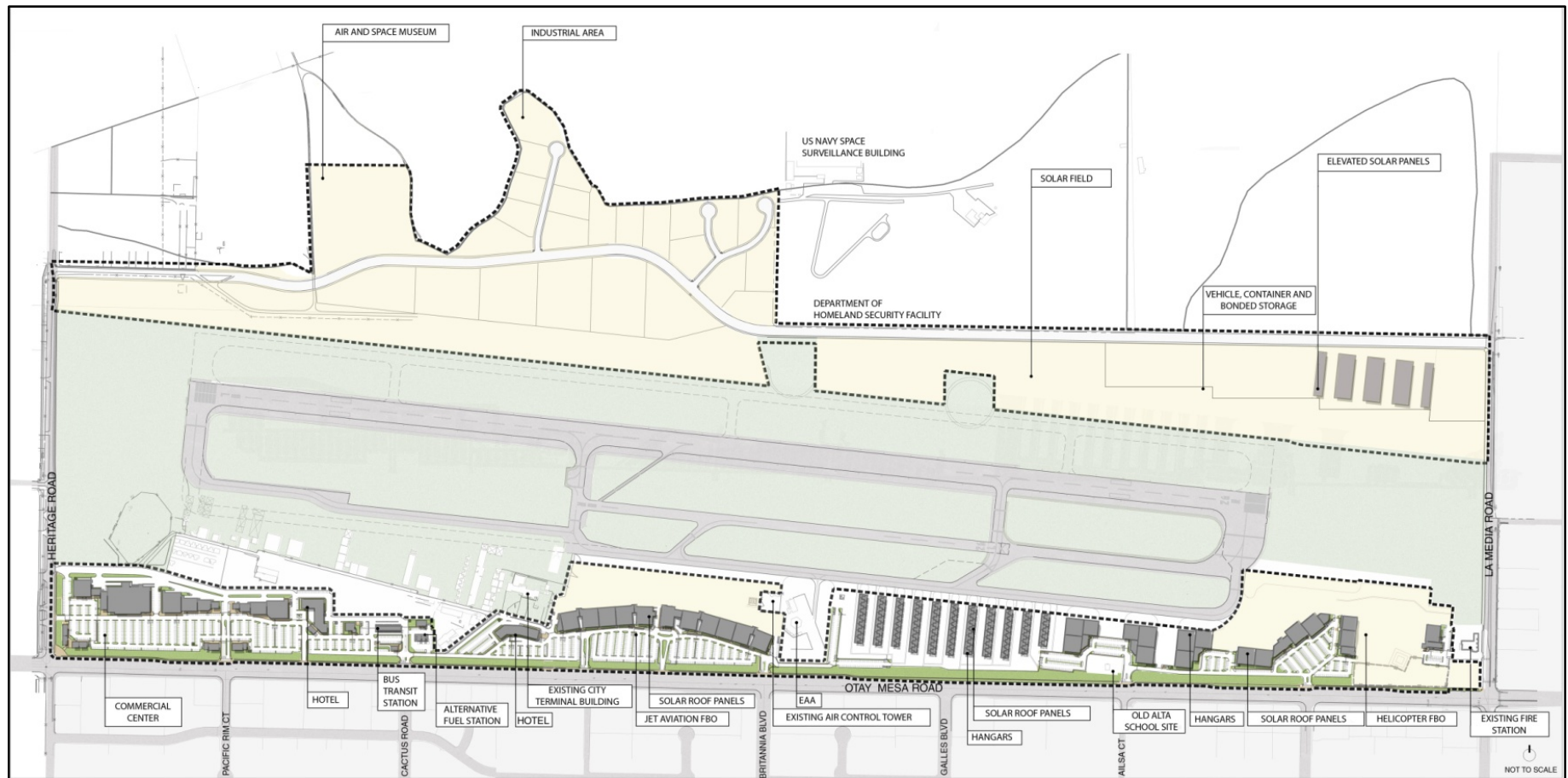


In 2007, the City of San Diego issued a Request For Proposal (RFP) to develop a large-scale aviation, supportive aviation, and non-aviation facilities at Brown Field Municipal Airport (SDM).

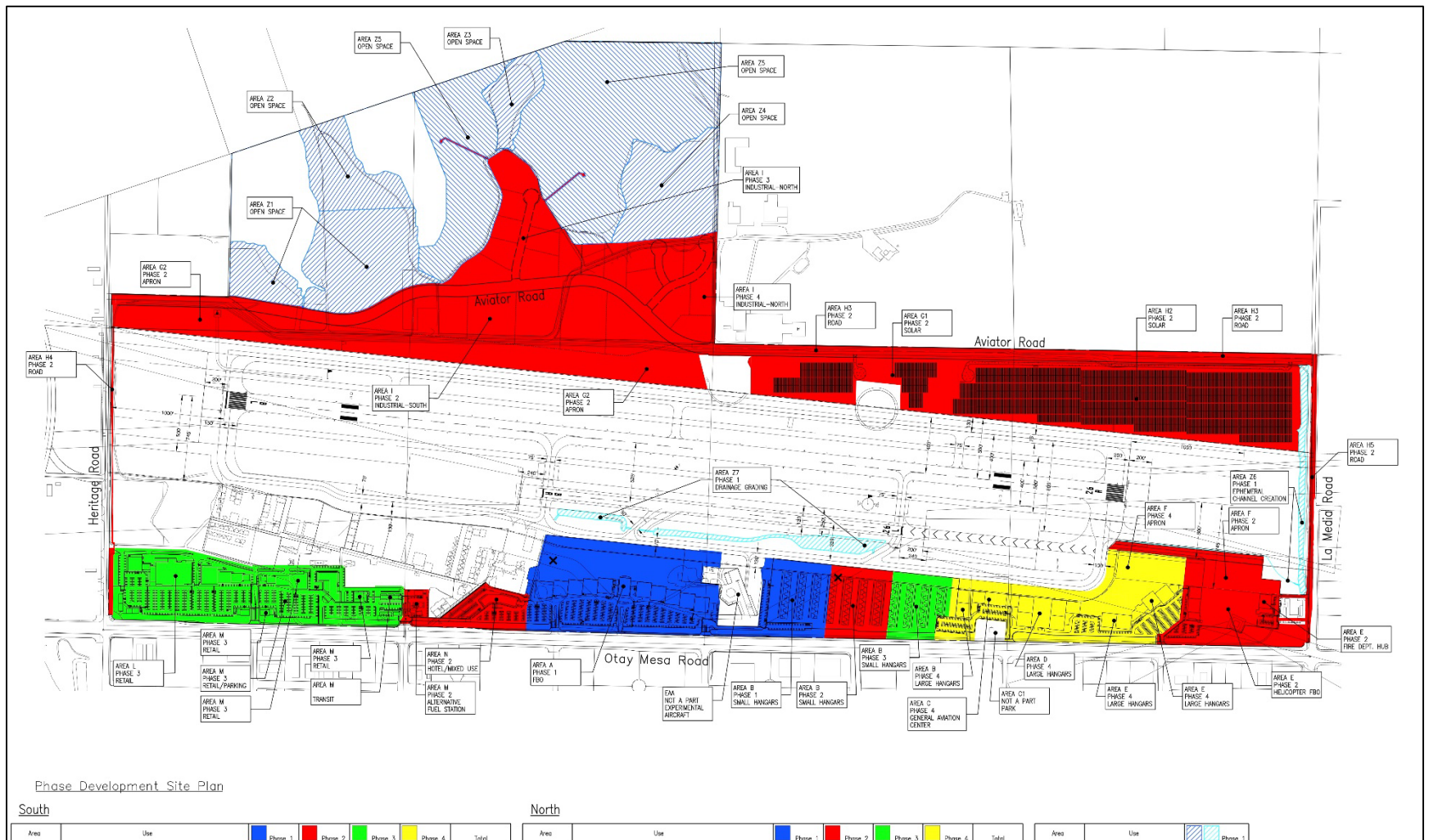
- MAP was selected by the City of San Diego on January 15, 2008 via the RFP process to develop 331 acres of the 880 acres at SDM.
- SDM is currently a 24-hour accessible, public-use aviation facility, a general aviation reliever airport for San Diego International Airport. It is heavily used by military and law enforcement agencies.
- SDM has two runways with lengths of 7,972 feet and 3,180 feet, a manned control tower with IFR and LPV capabilities.
- SDM is designated as a Port of Entry, with U.S. Customs available during normal business hours. Additional U.S. Customs service can be made available on a pay-per-service basis.
- Adjacent to: the U.S. Border Patrol, the Department of Homeland Security, and a San Diego Fire Station.

Project Site

> 331 Gross Acres (2.9 Million Square Feet)



Project Development Phasing



Project Impacts

- **Metropolitan Airpark LLC (MAP) represents a unique real estate project with significant economic impacts:**



- **\$840 MM economic impact during construction / \$545 MM annual recurring economic impact**
- **8,000 construction and 4,000 permanent jobs**
- **Increase City General Fund tax revenues**
- **Increase in acreage rent and fuel flowage revenues to Airport Enterprise Fund**
- **Contribution to new Otay Mesa infrastructure through construction of required improvements and payment of appropriate impact fees**

MAP



Q&A

Introduction to Alternatives

Alternatives Analysis

Evaluation

- Identifies best options to meet existing and forecast aviation activity

Sources

- Working Papers 2 and 3 – Forecast of Aviation Demand and Facility Requirements

Elements

- Airside and Landside Considerations

Application

- Preferred Alternative Selection

Airside Alternatives

Alternative #1 No Action



DRAFT

Alternative #2



DRAFT Alternative #3

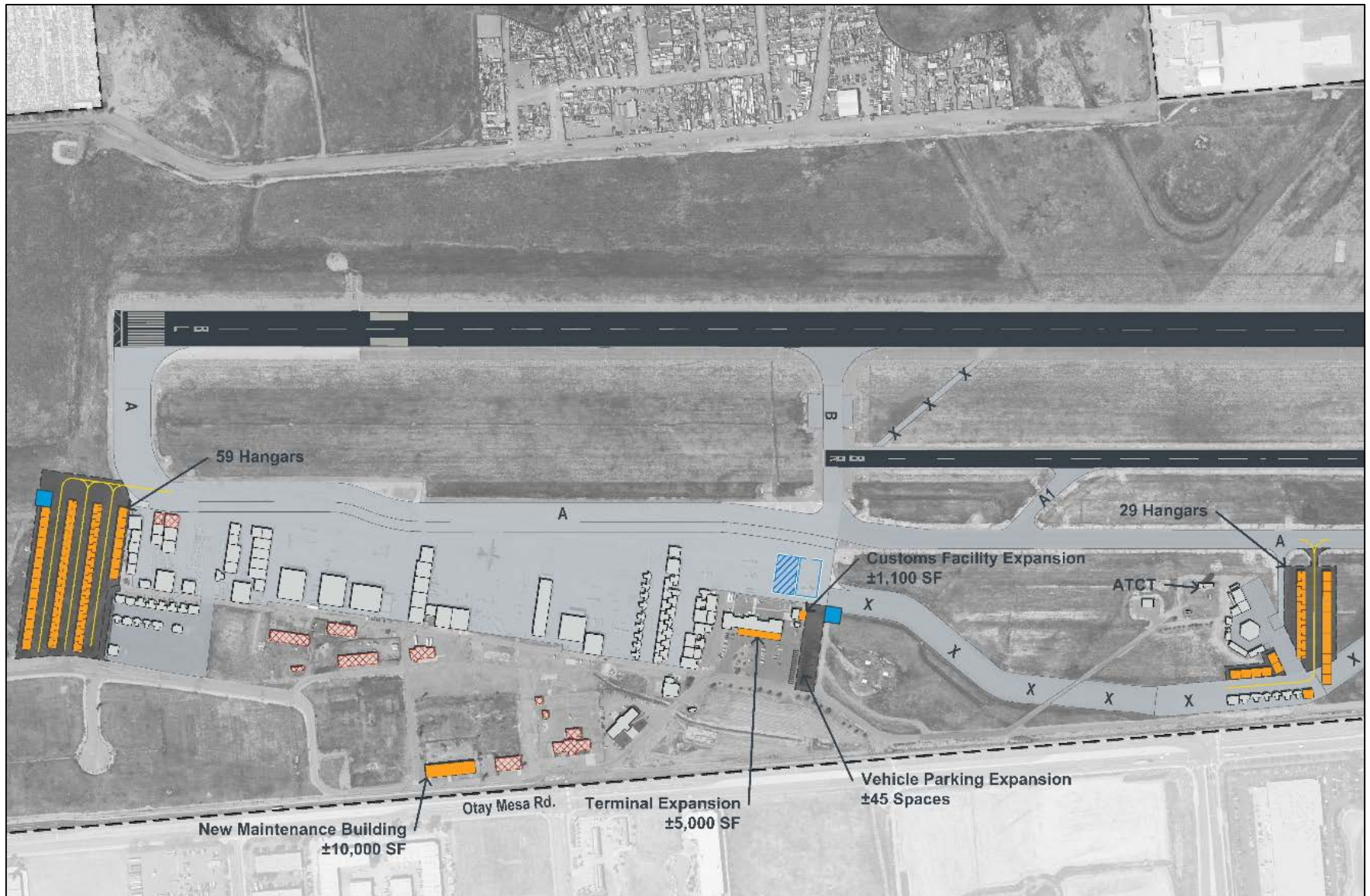


Landside Alternatives

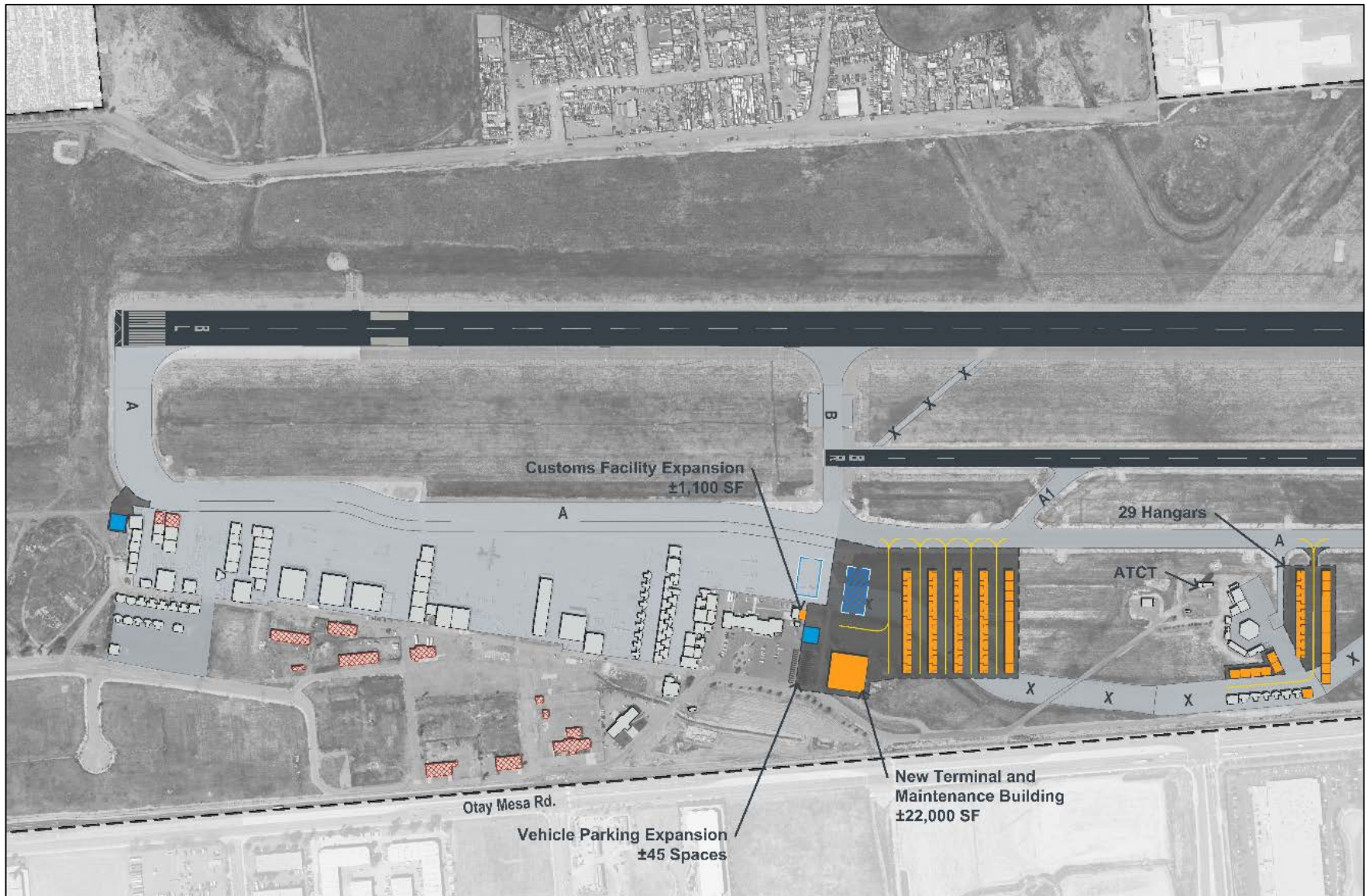
Alternative #1 No Action



DRAFT Alternative #2

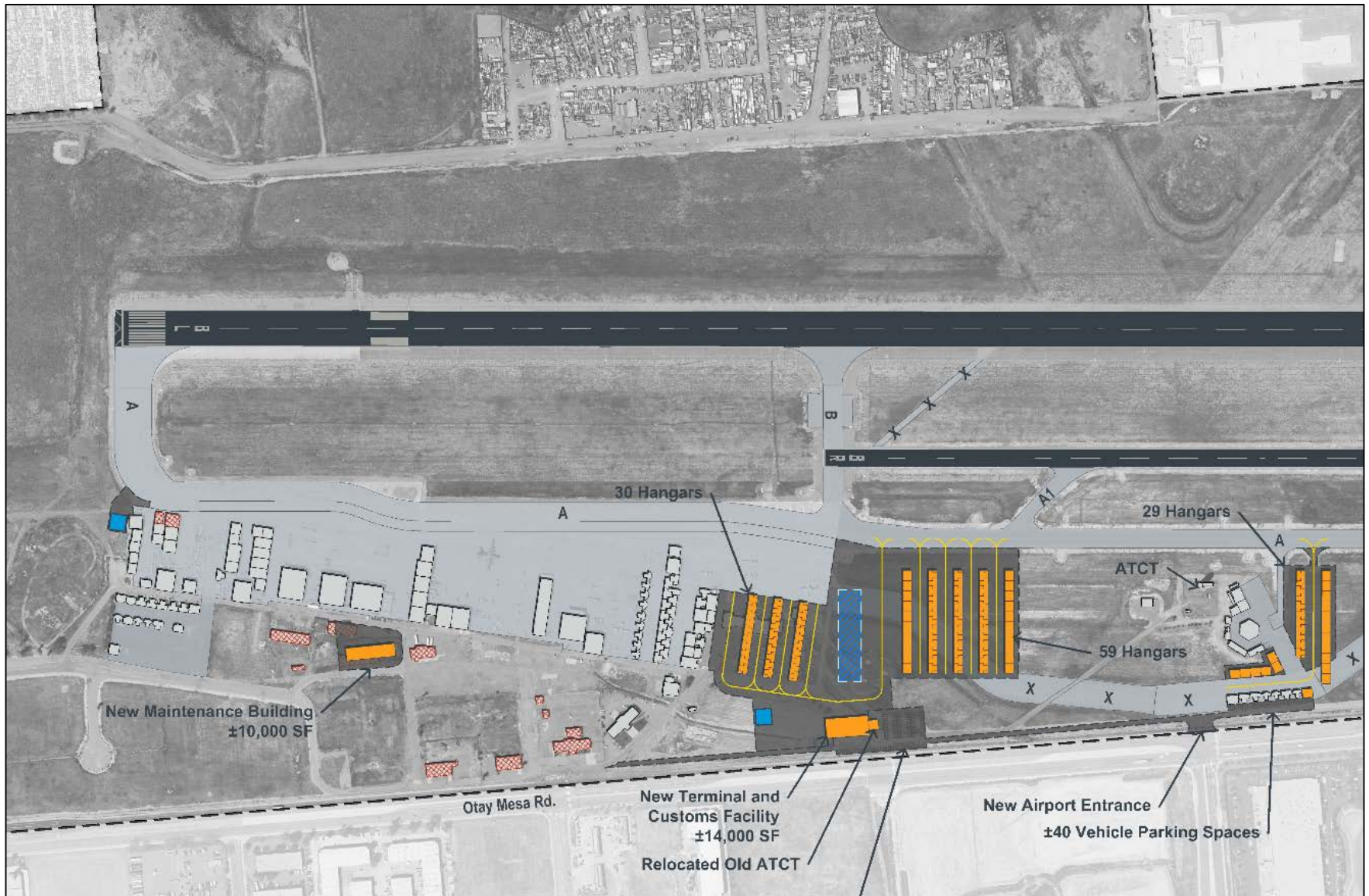


DRAFT Alternative #3

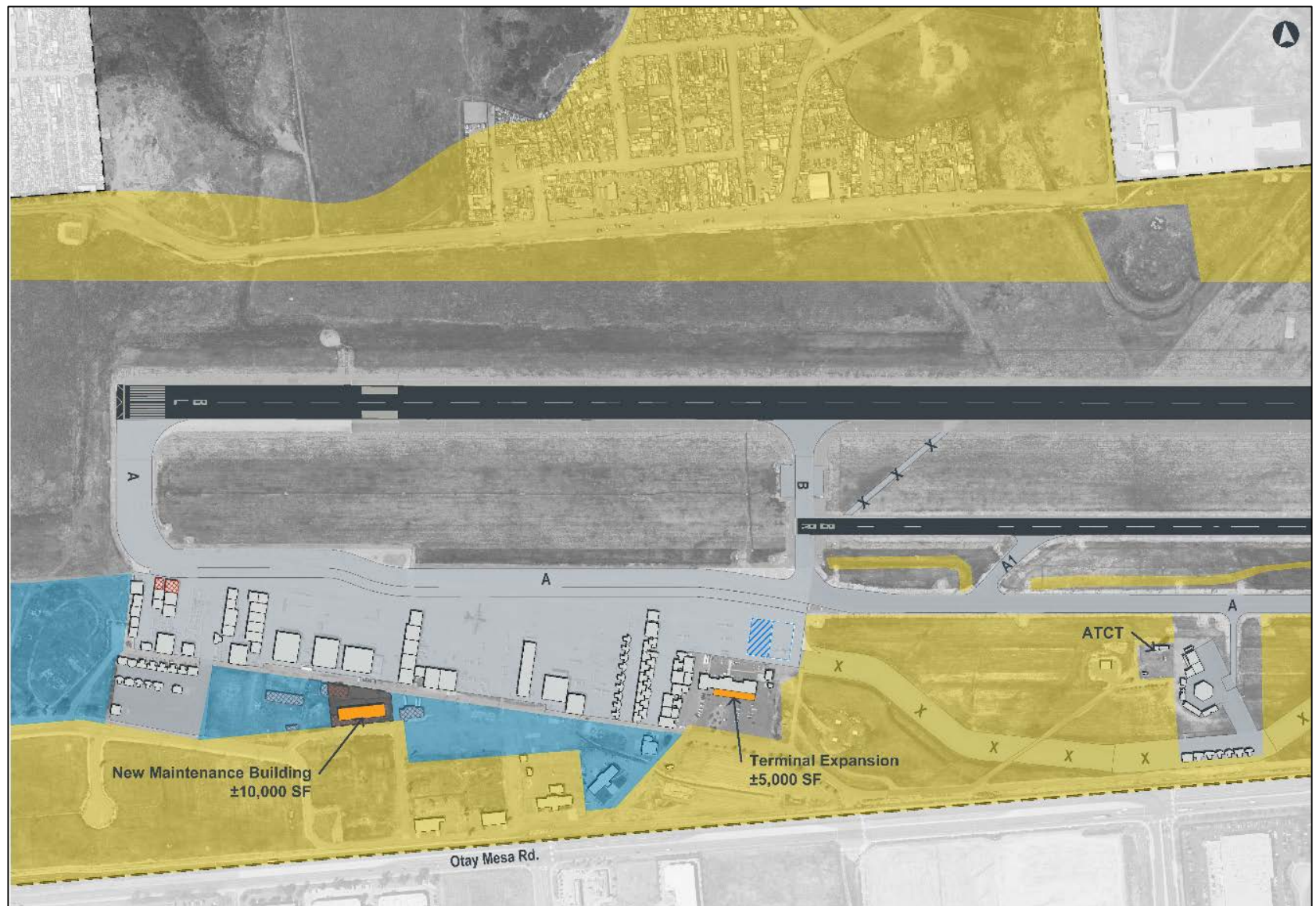


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Alternative #4



DRAFT MAP Alternative



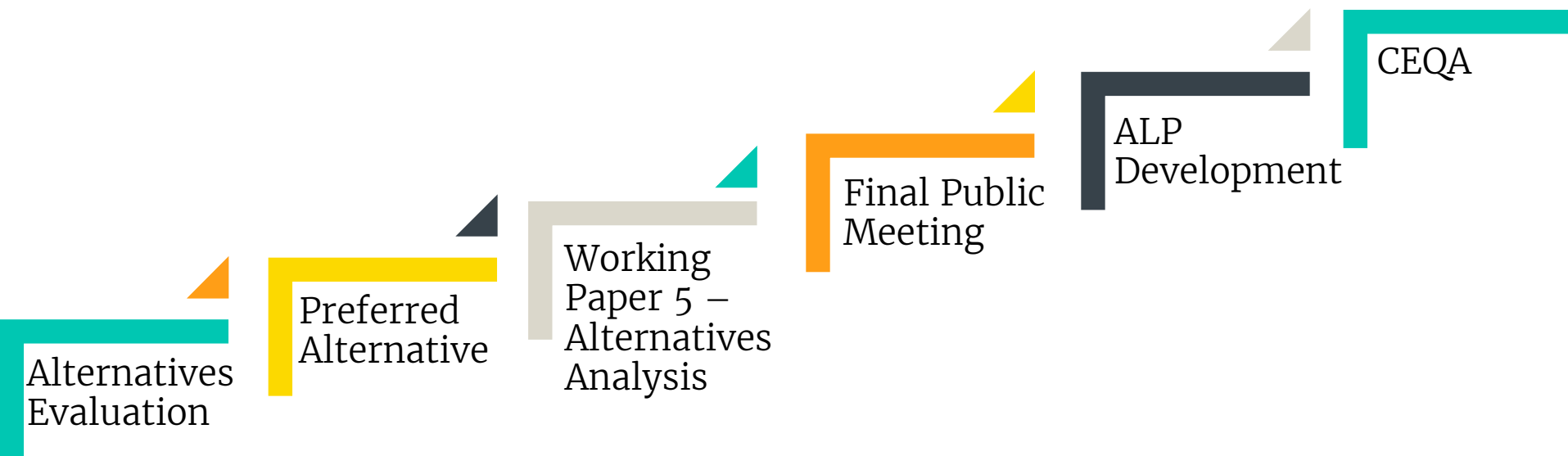
World Café Instructions

World Café

PAC Comment

Public Comment

Next Steps



ALP – Airport Layout Plan

CEQA – California Environmental Quality Act