

AIRPORT BOARD OPERATIONS COMMITTEE
AGENDA
9:00 A.M., TUESDAY, SEPTEMBER 25, 2015
ALASKA ROOM

I. CALL TO ORDER

II. NEW BUSINESS

A. **AIRPORT SUSTAINABILITY MASTER PLAN - FORECAST OF AVIATION DEMAND** (Attachment #1):

At recent Airport Sustainability Master Plan Technical Advisory Committee (TAC) meetings, as well as the September 9, 2015, Airport Board meeting, the draft Forecast of Aviation Demand (Chapter 3 of the Sustainability Master Plan) was presented for approval. This is one chapter of the Master Plan that must be approved by the FAA. While certain sectors of aviation forecast were not debated, the forecast for ‘on-demand’ operations was questioned by those tenants who serve that market. Those tenants thought the forecast was far too ambitious for Juneau. Staff requested that AECOM (formerly URS) revisit the statistics and forecast for the on-demand carriers and align them more closely with air carrier and air taxi forecasts. Attachment #1: *Forecast of On-Demand Passengers* revises the forecast for on-demand service. If the committee agrees with the forecast revisions as presented, the chapter addressing Forecast of Aviation Demand would be updated by the Master Plan consultant for final presentation at the October Board meeting. This would then be forwarded to the FAA for their approval. Further discussion and approval will occur at the meeting. Since this is a very large document that had already been presented at the September Airport Board Meeting, only that section of the document that was in question has been presented at this time. The complete chapter will be available at the Board meeting or through the link from the last Board meeting: <http://www.juneau.org/airport/pdf/20150904110025-a4.pdf>.

Operations Committee Motion: *Approve the update to Chapter 3 of the Juneau International Airport Sustainability Master Plan; Forecast of Aviation Demand, as submitted, and forward the full chapter to the Airport Board for approval.*

B. **CITY LAND MANAGEMENT PLAN DISCUSSION** (Attachment #2): The Airport Board was presented the draft CBJ Lands Management Plan at their September 9, 2015, meeting. Greg Chaney from CBJ Lands and Resources requested that the Board review the Airport pertinent portions of the plan for any error. Attached are Mr. Chaney’s memo and the pertinent Airport sections of the plan. Again, the full draft plan is quite large and a link from the August 9, 2015, Airport Board meeting is provided: <http://www.juneau.org/airport/pdf/20150904110810-a1.pdf>

Mr. Chaney also requested that the Airport Board consider a list of property acquisitions (or disposals) that the Airport would like to acquire in the future and add to the CBJ's comprehensive list. Due to how Airport property is conveyed, any property disposal must be through the FAA process. Generally, airports are not in the habit of disposing of property; more often airports acquire land. It is not anticipated that the Juneau Airport will need to discuss property disposal at this meeting. However, a list of properties for (possible) future acquisition will be developed at the meeting and forwarded to the full Airport Board in October for adoption into the CBJ's plan. Previous Land Management Plans and Comprehensive Plans listed future Airport acquisition of lands adjacent to the Airport (near the Mendenhall State Game Refuge and the northeast quadrant of the airport). Discuss and develop a list of future property acquisitions for the Juneau International Airport.

III. ADJOURN

ATTACHMENT #1

Forecast of On-Demand Passengers

Over the course of the review of the Forecast of Aviation Demand for the Juneau International Airport Sustainability Master Plan by the TAC and others, the consistent message has been that the forecast of on-demand passengers has been too optimistic. Several reasons were given for this including;

1. NPS regulations regarding the number of helicopter landings permitted on the Mendenhall Glacier. This limitation will suppress the demand for this activity in the future.
2. The historical record for on-demand passengers does not indicate consistent growth over the past 9 years (the period where records are available).
3. The overall economic outlook for Juneau and Southeast Alaska is not as robust as it has been in the past and this will likely depress growth in this arena into the future.

With this information in mind, the forecast for on-demand passengers has been revised.

The Original Forecast

In the development of the forecast presented in the August 7 review copy, the forecast of On-demand passengers recognized that the on-demand passenger segment was highly seasonal and that the growth rate for the future would reflect the growth in overall passenger levels projected by FAA for both the nation as a whole and for JNU specifically. The assumption being that most of this activity was tourism related and therefore not necessarily related to local population and economic factors. The resultant forecast, which is shown in the following, projected approximately 60% growth over the 20 year forecast period (roughly 3% per year).

	Base Year	2020	2025	2030	2035
National Market Growth (TAF)	64,965	74,751	81,802	89,494	97,750
Juneau Market Growth TAF	64,965	75,572	85,727	97,254	110,336
Preferred Forecast	64,965	75,162	83,764	93,374	104,043
Growth between forecast years		15.70%	11.38%	11.21%	10.97%
Annualized Growth Rate		2.62%	2.28%	2.24%	2.19%

Revised Forecast

The optimistic assumptions used in these forecasts have been dampened to reflect input from the various reviewers. In making the revisions, the following factors have been considered.

1. NPS regulations limit the number of landings that the on-demand helicopter operators are permitted on the Mendenhall Glacier.

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2. Juneau and Southeast Alaska are not high growth areas. In fact, projections for future economic and population show moderate growth for Juneau and population loss for the Southeast region. This will influence that portion of the on-demand traffic that is not tourism based.
3. Review of the historic number of on-demand passengers (2004 through 2012) shows an inconsistent pattern with gains in some years and losses in others. Significantly between 2007 and 2010 the overall number decreased by 25 percent.

The revised forecast gave consideration to each of these factors and produced new forecasts that are based on the following;

1. The Federal Aviation Administration projections for Commuter Passengers for JNU as published in the Terminal Area Forecasts (TAF) for the years through 2040. These numbers showed an annual growth rate of approximately 3.8 percent per year. This forecast represents the potential for growth from tourism as the growth is based on national rates.
2. Recognizing that some of the growth in the number of on-demand passengers will not be associated with factors typical for aviation related activities, the anticipated growth in the Cruise Industry was explored and used to project on-demand passenger levels. Projections for Cruise Passenger growth were taken from "Cruise Market Watch" website www.cruisemarketwatch.com. This organization projects growth of ½ of one percent per year through 2019 for the North American market. Our projection extended this rate through the period covered by the sustainability master plan.
3. A final factor was used to reflect the expectations for the local and regional economies. For this projection, the projected rate of growth for the population of the CBJ was applied to the base year numbers to reflect the impact that the local economy would exert over the final passenger levels

The revised forecast is shown in the following table. The table shows projections using the three indicators, as well as a "preferred forecast" that was derived as an average of the three projections. As shown, the forecast indicates an overall 20 year growth of 38% as opposed to the near 60% growth in the original forecast. It should also be noted that the projected passenger level of 89,694 is less than the number of on-demand passengers recorded for the years 2004, 2005, and 2006.

	Base Year	2020	2025	2030	2035
Juneau Market Growth (TAF)	64,965	82,289	95,394	110,588	128,200
Cruise Industry Growth	64,965	66,012	66,675	67,344	68,020
JNU Population Growth	64,965	67,610	69,317	71,067	72,862
Preferred Forecast	64,965	71,970	77,128	83,000	89,694
Growth between forecast years		10.78%	7.17%	7.61%	8.07%
Annualized Growth Rate		1.80%	1.19%	1.27%	1.34%

ATTACHMENT #2

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Greg.Chaney@ci.juneau.ak.us
Voice (907) 586-0205
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TO: CBJ Airport Board

FROM: Greg Chaney, Lands and Resources Manager

DATE: September 4, 2015

LOCATION: Borough Wide

SUBJECT: Draft Land Management Plan – 2015 Update

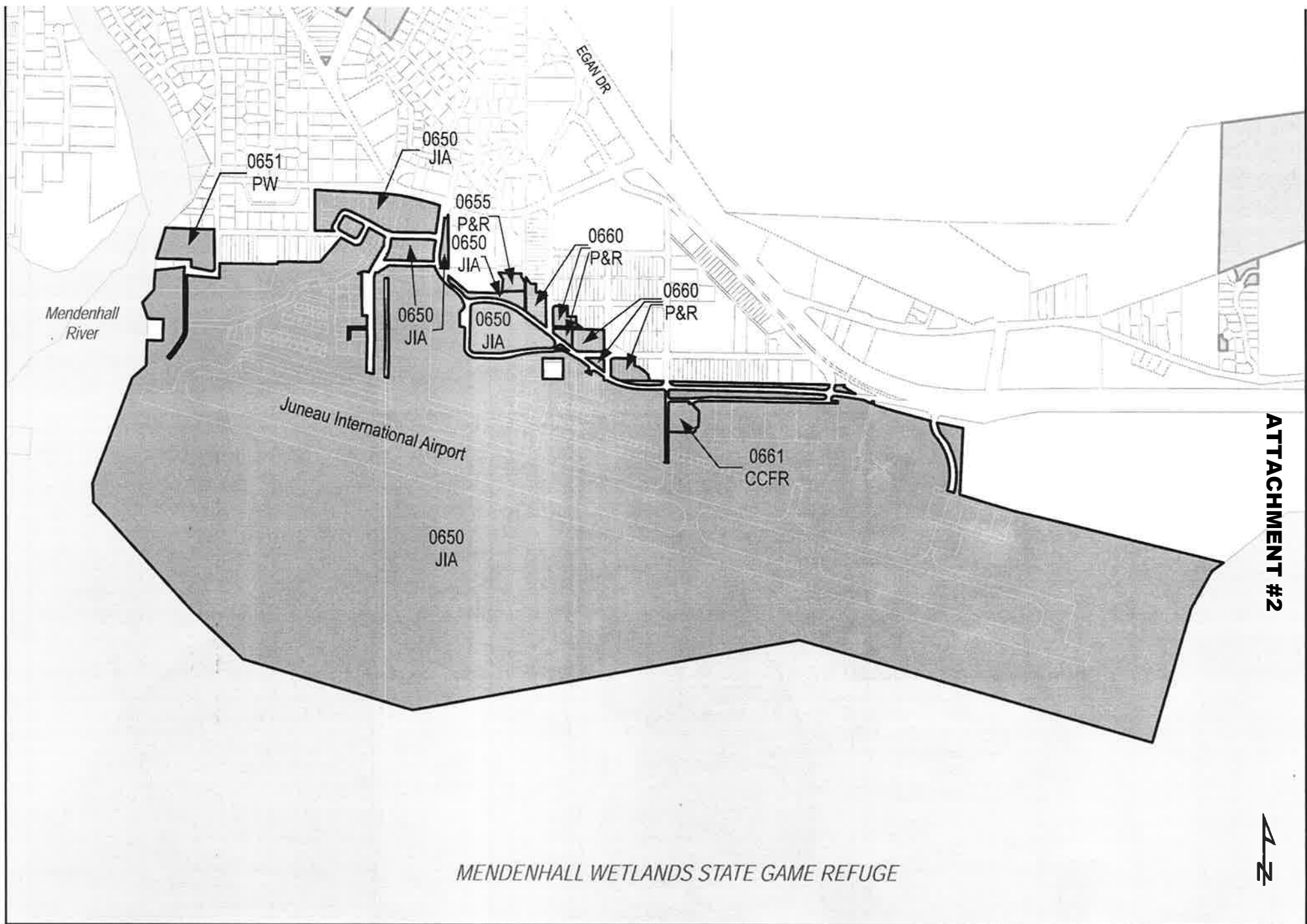


Attached to this memo is the draft 2015 Land Management Plan for your review.

At the August 24th Lands Committee meeting the Committee reviewed the attached draft Land Management Plan. After hearing a presentation by Lands staff concerning the draft, the Committee approved the draft to be circulated for public comment.

The intention of bringing the draft plan to the Airport Board at this time is to provide an opportunity for the Board to become familiar with the document before formulating a final draft for the CBJ Assembly. At this time the goal is to present a draft for review at the October 13th Planning Commission meeting. Since the next Airport Board meeting will be after October 13th, staff suggests that this item be forwarded to the Airport Operations Committee for further discussion and formulation of any specific recommendations.

The portions of the draft Plan that are of specific interest are the extent of Airport managed property which is delineated on Map #15 (page 26). Details concerning these parcels are provided in the "CBJ Land Holdings" chapter on page 52. The Lands Division is also particularly interested in any recommendations the Airport Board has concerning priority acquisitions discussed on pages 102-3.



Map No. 15: Airport

0 500 1,000 2,000 Feet

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
East Mendenhall Valley	LND-0608	5B2101520010	Fraction of USS 2100	10.68	Glacier Valley Elementary School	School District	Retain
	LND-0609	5B2401000020	Fraction of Lot 1A, USS 2084.	15.18	Floyd Dryden Middle School	School District	Retain
	LND-0610	5B2401030060	Lot 2A, USS 5504	226.28	Base of Thunder Mountain; access to water reservoir; Under Thunder Trail	Lands & Resources, Public Works and Parks & Recreation	Retain / Dispose
		5B2401370171					
	LND-0611	5B2401000010	Fraction of Lot 1-A, USS 2084	18.60	Adair-Kennedy Memorial Park	Parks & Recreation	Retain
	LND-0612	5B2501300221	Tracts BB & CC, Fraction of USS 3144	1.62	Three greenbelt lots along Duck Creek	Parks & Recreation	Retain
	LND-0613	5B2601010040	Open Space, Smith Park Subdivision IV	0.21	Open area, end of Betty Court; river access	Parks & Recreation	Retain
	LND-0614	Unassigned	Utilities and Recreation Lot, Golden Nugget Subdivision	1.30	Greenbelt; open space	Parks & Recreation	Retain
	LND-0617	5B2501640070	Public Recreation Area & Access, Hidden Lakes Subdivision No II; Public Area, Hidden Lakes Subdivision No III	0.60	Misc. dedicated parcels within Hidden Lakes Subdivision	Parks & Recreation	Retain
		5B2501640080					
	LND-0618	5B2401180230	Park, Mendenhall Unit One Subdivision	12.70	Five parcels; Duck Creek greenbelt Mendenhall Mini Park	Parks & Recreation	Retain
		5B2501790180					
	LND-0620	5B2101050130	Open Space in Fraction of Green Acres Subdivision No. I	2.06	Open space, Jerry Drive	Parks & Recreation	Retain
	LND-0621	5B2101300130	Fraction of Block A, Field Acres Subdivision	1.29	Duck Creek greenbelt	Parks & Recreation	Retain
	LND-0644	5B1601120050	Lots 12-14, Block 29, JW McKinley Subdivision	0.07	Triangle of land/intersection of Mendenhall Loop Road & Glacier Hwy; Duck Creek	Public Works	Retain
	LND-0646	5B1601020230	Fraction of USS 381	0.83	Juneau Receiving Home - Miller House	Lands & Resources	Retain
	LND-0647	5B1601090010	Tract D, Dales Subdivision	1.49	Area next to Duck Creek north of Del Rae Road; Natural Area Park	Parks & Recreation	Retain
	LND-0648	5B1601020220	Fraction of USS 381	4.57	2400 Mendenhall Loop Road, Pipeline Skate Park located within Jackie Renninger Park	Parks & Recreation	Retain
	LND-0649	3B1601000030	Tract D, USS 381	0.54	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0650	3B1601000020	Multiple Descriptions	664.00	Airport; Also includes files LND- 0653, 0649, 0652, 0662, 0663, 0670	Airport	Retain
	LND-0651	5B1601220010	Block A, Utility Park	3.21	Mendenhall Wastewater Treatment Plant - 2009 Radcliffe	Public Works	Retain
	LND-0652	5B1501080010	Tract A, USS 1434	0.69	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0653	3B1601000010	Tract B according to Plat 78-40	8.20	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0655	5B1601000025	Tract GB, Glacier Mall Subdivision	0.89	Jordan Creek greenbelt. Airport has expressed interest in managing this region.	Parks & Recreation	Retain

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
East Mendenhall Valley	LND-0656	5B2101350170	Tract A2, Tall Timbers Subdivision 2	6.02	Nancy Street pond	Parks & Recreation	Retain / Dispose
	LND-0658	5B2101360180	Tract A, Tall Timbers #5 Subdivision	1.05	Subdivision open space	Parks & Recreation	Retain
	LND-0659	5B1601080080	Fraction of Lot 8, Block H, Tongass Park Subdivision	0.02	Open space	Parks & Recreation	Retain
	LND-0660	5B1501030081	Lots 8-21 Block D, Lots 1-3 & Lots 12-21 Block H, Lots 1-5 Block L; Lots 2-10, Block K, Valley Centre Greenbelt Subdivision	8.42	Jordan Creek greenbelt; also includes file LND-0654	Parks & Recreation	Retain
		5B1501030090					
		5B1501060010					
		5B1501060020					
		5B1501060100					
		5B1501080030					
		5B1501090010					
		5B1501090011					
	LND-0661	3B1501000010	Fraction of USS 1195	2.20	Glacier Valley Fire Station (Airport)	Fire Department	Retain
	LND-0662	5B1601220030	Fraction of USS 1742	1.00	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0663	3B1601000020	Fraction of USS 1195	33.95	Temsco Lease, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0665	Unassigned	Greenbelt, Smith Park Subdivision III	0.60	Narrow greenbelt along Sharon Street; may be appropriate for disposal to adjacent neighbors	Parks & Recreation	Retain / Dispose
Sunny Point	LND-0670	3B1601000010	Fraction of USS 381, ATS 716	338.46	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0671	Unassigned	Public River Access, Lakewood Subdivision No. 1	0.10	Public access to Mendenhall River	Parks & Recreation and Public Works	Retain
Lemon Creek	LND-0801	5B1401040120	Lot N, USS 2475	3.13	Partially developed access route through Sunny Point Peninsula to Mendenhall Refuge	Parks & Recreation	Retain
	LND-0812	5B1201340020	Tract B-1, ASLS 2004-22	64.98	Land behind prison; portion of North Lemon Creek Material Source	Lands & Resources	Retain / Dispose
	LND-0816	5B1401000021	Lot 2A, USS 3258	11.47	7-Mile Property; Public Works shop	Public Works	Retain
	LND-0817	5B1401000011	Lots 27-32, USS 3258	8.33	Adjacent to Public Works shop and behind DOT	Lands & Resources	Retain / Dispose
	LND-0818	5B1201390030	Lots 41 & 42, SSG Subdivision IV	0.76	Hazardous waste; utility shop & offices	Public Works	Retain
		5B1201390040					
	LND-0819	5B1201020040	Lots 4 & 5, SSG Subdivision	0.75	Public Works utility shop on Shaune Drive	Public Works	Retain
		5B1201020050					
	LND-0820	5B1301130020	Lot A-2, USS 5504, Tract A1-B, USS 5504 and Tract A1-C, USS 5504	738.90	Lemon Creek to Sunny Point and include Switzer Creek; behind DOT/PF, Gruening Park, Pinewood Park, State prison and CBJ Public Works; residential subdivision; greenbelt; Dzantiki Heeni Middle School; North Lemon Creek Material Source; portion of Renninger Drive should be designated at ROW; Renninger Subdivision	Lands & Resources, Parks & Recreation and School District	Retain / Dispose
		5B1301130030					