
2 TABLE OF CONTENTS

Chapter 1: Executive Summary

1.1	Introduction.....	1-1
1.2	What Is the Goal or Purpose of This Airport Master Plan?.....	1-2
1.3	What Are the Project’s Mission Statements?.....	1-2
1.3.1	Community and Agency Advisory Committee (CAAC) Statement.....	1-2
1.3.2	Technical Advisory Committee (TAC)	1-3
1.4	What Are the Components of an Airport Master Plan?.....	1-3
1.5	What Were the Key Issues for This Master Plan?	1-4
1.6	What Is the Approval Process for the Airport Master Plan?	1-5
1.7	Study Findings	1-5
1.7.1	Aviation Demand Forecasts	1-5
1.7.2	Airport Requirements.....	1-7
1.8	Airport Development Plan	1-8
1.9	Airport Layout Plan	1-10
1.10	Implementation Plan	1-13
1.11	Business Plan	1-16

Chapter 2: Existing Conditions

2.1	Introduction.....	2-1
2.2	Airport History	2-1
2.3	Existing Airport Plans.....	2-4
2.3.1	Previous Master Plan Update.....	2-4
2.4	Applicable Federal/State Plans	2-4
2.4.1	FAA National Plan of Integrated Airport Systems (NPIAS).....	2-4

2.4.2	Washington State Department of Transportation Long-Term Air Transportation Study (LATS).....	2-5
2.5	Airport Facilities	2-5
2.5.1	Runways and Taxiways	2-7
2.5.2	Passenger Terminal Area	2-19
2.5.3	General Aviation Facilities	2-30
2.5.4	Fuel Storage and Distribution	2-35
2.5.5	Utility Systems.....	2-36
2.5.6	Perimeter Fencing.....	2-38
2.6	Environmental Data	2-38
2.6.1	Hydrology	2-38
2.6.2	Landfill.....	2-41
2.6.3	Wind and Weather	2-42
2.7	Historical Airport Activity.....	2-46
2.7.1	Commercial Airline Service Area.....	2-46
2.7.2	General Aviation Service Area	2-47
2.8	Existing Airport/Community Land Use Compatibility Planning	2-51
2.8.1	WSDOT – Airport Land Use Compatibility Program	2-51
2.8.2	City and County Ordinances.....	2-51
2.8.3	Airport Safety Overlay.....	2-52

Chapter 3: Forecast of Aviation

3.1	Introduction.....	3-1
3.2	Summary of Forecasts for YKM.....	3-3
3.3	Forecasting Process.....	3-4
3.4	Forecast of Commercial Activity.....	3-5
3.4.1	Background and Trends	3-5
3.4.2	Local Input	3-5
3.4.3	Forecast of Enplaned Passengers	3-9
3.4.4	Summary of Enplaned Passenger Projections.....	3-12
3.4.5	Forecasts by Others.....	3-16
3.4.6	Total Passenger Forecast.....	3-16
3.4.7	Forecast of Air Carrier Operations	3-17

3.4.8	Forecast of Commuter/Air Taxi Operations	3-18
3.4.9	General Aviation Operations	3-19
3.4.10	General Aviation Trends	3-20
3.4.11	Local Factors	3-21
3.4.12	General Aviation Forecast	3-22
3.4.13	Military Operations	3-27
3.5	Peaking	3-27
3.5.1	Total Annual Operations	3-31
3.6	Instrument Operations	3-31
3.7	Operations by Aircraft Type	3-32

Chapter 4: Facility Requirements

4.1	Introduction	4-1
4.2	Airfield Requirements	4-2
4.2.1	Runway Length Requirements	4-2
4.2.2	Runway Orientation and Wind Coverage	4-5
4.3	Runway Capacity	4-10
4.3.1	Design Standards	4-11
4.3.2	Requirement Recommendation	4-13
4.3.3	Runway Safety Areas (RSA)	4-14
4.3.4	Runway Object Free Areas (OFA)	4-15
4.3.5	Runway Protection Zones (RPZs)	4-15
4.4	Terminal Requirements	4-16
4.4.1	Passenger Terminal Building Requirements	4-16
4.4.2	Air Cargo Activity	4-21
4.5	Aircraft Storage Requirements	4-22
4.5.1	Hangar Storage Requirements	4-23
4.5.2	Based Aircraft Tiedown Storage Requirements	4-24
4.5.3	Transient Aircraft Tiedown Requirements	4-24
4.5.4	Summary of Aircraft Storage Requirements	4-25
4.5.5	Fixed Base Operator (FBO) Facilities	4-25

4.6 Automobile Parking and Access 4-27

4.7 Utilities and Drainage 4-27

4.8 Airport Support Facilities 4-27

 4.8.1 Fuel Service 4-27

 4.8.2 Perimeter Fencing/Equipment 4-27

 4.8.3 Summary of Requirements 4-28

Chapter 5: Evaluation of Alternatives

5.1 Introduction..... 5-1

5.2 Runway Alternatives..... 5-5

 5.2.1 Runway 9/27 5-5

 5.2.2 Analysis of Runway 9/27 Alternatives 5-9

 5.2.3 Runway 9/27 Recommendation..... 5-11

 5.2.4 Runway 4/22 5-12

 5.2.5 Runway 4/22 Recommendation..... 5-13

 5.2.6 Taxiways 5-14

5.3 Terminal Alternatives 5-14

 5.3.1 Analysis of Terminal Alternatives 5-17

 5.3.2 Recommended Terminal Area Alternative 5-19

5.4 General Aviation/Aircraft Storage Requirements..... 5-20

5.5 Other Requirements 5-21

5.6 Airport Land Use Plan 5-22

Chapter 6: Airport Layout Plan

6.1 Introduction..... 6-1

6.2 Title Sheet 6-2

6.3 Airport Layout Plan 6-2

6.4 FAR Part 77 Airspace Plan..... 6-3

 6.4.1 Primary Surface 6-3

 6.4.2 Approach Surface..... 6-3

 6.4.3 Horizontal Surface 6-4

 6.4.4 Conical Surface..... 6-4

6.4.5 Transitional Surface 6-4

6.4.6 Inner Runway Approach Surfaces 6-4

6.5 Terminal and General Aviation Area Plans 6-5

6.6 Off-Airport Land Use 6-5

6.6.1 Height..... 6-6

6.6.2 Noise 6-6

6.6.3 Land Use Compatibility 6-12

6.6.4 Noise Impacts..... 6-14

6.7 Airport Property Map..... 6-21

Chapter 7: Financial Implementation Plan

7.1 Introduction..... 7-1

7.2 Estimates of Probable Cost 7-1

7.2.1 AIP Entitlement Grants..... 7-4

7.2.2 AIP Discretionary Grants..... 7-4

7.2.3 Washington Department of Transportation State Aviation Grants..... 7-4

7.2.4 Passenger Facility Charges 7-5

7.2.5 Private Financing 7-5

7.3 CIP Implementation Plan..... 7-8

7.3.1 Financial Summary 7-12

7.4 Business Plan 7-13

7.4.1 Overall Approach..... 7-14

7.4.2 Airport Revenues 7-14

7.4.3 Airport Expenses..... 7-18

7.5 Airport Operations and Management Budgets 7-19

FIGURES

Figure 1-1: Master Planning Process	1-1
Figure 1-2: Airport Master Plan Components	1-4
Figure 2-1: Airport Location Map	2-1
Figure 2-2: Yakima Air Terminal Development Timeline	2-2
Figure 2-3: Existing Airport Facilities	2-6
Figure 2-4: Existing Pavement Conditions	2-12
Figure 2-5: FAR Part 77, Imaginary Surfaces - Diagram	2-16
Figure 2-6: FAR Part 77, Imaginary Surfaces for YKM	2-17
Figure 2-7: Terminal Area	2-20
Figure 2-8: Terminal Floor Plan (First Floor).....	2-22
Figure 2-9: Terminal Floor Plan (Second Floor)	2-23
Figure 2-10: Terminal Facility Assessment.....	2-24
Figure 2-11: GA Facilities - Key Plan	2-30
Figure 2-12: Northwest GA Area	2-31
Figure 2-13: GA Terminal Area	2-32
Figure 2-14: East GA Area	2-33
Figure 2-15: Southeast GA Area.....	2-34
Figure 2-16: Floodplains.....	2-41
Figure 2-17: All Weather Wind Rose	2-43
Figure 2-18: Visual Flight Rules (VFR) Wind Rose	2-44
Figure 2-19: Instrument Flight Rules (IFR) Wind Rose.....	2-45
Figure 2-20: Commercial Service Airports.....	2-46
Figure 2-21: Regional Airport Locations.....	2-48
Figure 4-1: Aircraft Runway Length Requirements	4-4
Figure 4-2: All Weather Wind Rose	4-7
Figure 4-3: Visual Flight Rules (VFR) Wind Rose	4-8
Figure 4-4: Instrument Flight Rules (IFR) Wind Rose.....	4-9
Figure 5-1: No-Action.....	5-6
Figure 5-2: Extend Runway 9/27 to 10,000 Feet.....	5-7
Figure 5-3: Extend Runway 9/27 to the Maximum Extent on Existing Airport Property (8,847 feet).....	5-8
Figure 5-4: Aircraft Use of 8,847-Foot Runway at YKM	5-12
Figure 5-5: Terminal Location Alternatives	5-17
Figure 5-6: General Aviation Development Alternatives.....	5-21

Figure 6-1: A Comparison of Common Noise Levels 6-8
 Figure 6-2: Converting SEL to DNL 6-10
 Figure 6-3: Integrated Noise Model (INM) - Year 2012 6-17
 Figure 6-4: Integrated Noise Model (INM) - Year 2030 6-19

TABLES

Table 1-1: Forecast Summary 1-6
 Table 1-2: Summary of Facility Requirements 1-7
 Table 1-3: Summary of Analysis of Alternatives 1-8
 Table 1-4: Estimated Cost of Recommended Improvements 1-14
 Table 2-1: Airport Runway Data 2-7
 Table 2-2: Existing Conditions vs. C-III Design Criteria (Runway 9/27) 2-9
 Table 2-3: Existing Conditions vs. B-I (small) Design Criteria (Runway 4/22) 2-10
 Table 2-4: Navigational Aids 2-13
 Table 2-5: Published Procedures 2-14
 Table 2-6: Runway Protection Zone (RPZ) 2-15
 Table 2-7: General Aviation Tenants (Northwest Area) 2-31
 Table 2-8: General Aviation Tenants (Terminal Area) 2-32
 Table 2-9: General Aviation Tenants (East Area) 2-33
 Table 2-10: General Aviation Tenants (South Area) 2-34
 Table 2-11: Commercial Service Airports 2-46
 Table 2-12: Regional Airports 2-47
 Table 2-13: Annual Enplaned Passengers 1990 through 2009 2-49
 Table 2-14: Annual Operations: 1990 through 2009 2-50
 Table 3-1: Forecast Summary 3-4
 Table 3-2: Historical Enplaned Passenger Levels 3-8
 Table 3-3: Enplaned Passengers Forecasts Based on Market Share Analyses 3-11
 Table 3-4: Summary of Projections and Preferred Forecast of Enplaned Passengers 3-12
 Table 3-5: Range of Enplaned Passenger Forecast 3-15
 Table 3-6: Preferred Forecast Compared with TAF and LATS 3-16
 Table 3-7: Forecasts for Total Passengers 3-17
 Table 3-8: Forecasts of Annual Air Carrier Operations 3-18

Table 3-9: Forecast of Commuter/Air Taxi Operations..... 3-19

Table 3-10: Regional General Aviation Airports..... 3-20

Table 3-11: Forecasts for Based Aircraft..... 3-24

Table 3-12: Recommended YKM Fleet Mix Forecast 3-25

Table 3-13: General Aviation Operations Forecast 3-26

Table 3-14: Forecast of General Aviation Local and Itinerant Operations 3-27

Table 3-15: Forecast of Peak Period Activity..... 3-30

Table 3-16: Forecast of Total Annual Operations 3-31

Table 3-17: Forecast of Instrument Operations 3-32

Table 3-18: Forecast of Operations by Aircraft Type..... 3-34

Table 4-1: Existing Facilities Assessment 4-1

Table 4-2: Existing and Future Aircraft Use..... 4-3

Table 4-3: FAA Runway Design Program Output Airport and Runway Data..... 4-5

Table 4-4: Runway Capacity/Demand Comparison 4-11

Table 4-5: Existing Conditions vs. C-III Design Criteria (Runway 9/27)..... 4-12

Table 4-6: Existing Conditions vs. B-I (small) Design Criteria (Runway 4/22) 4-13

Table 4-7: Runway Protection Zone (RPZ) 4-15

Table 4-8: Terminal Building Requirements 4-17

Table 4-9: Automobile Parking Requirements 4-21

Table 4-10: Air Cargo Requirements..... 4-22

Table 4-11: Storage Distribution Percentages 4-23

Table 4-12: Hangar Requirements 4-23

Table 4-13: Based Aircraft Tiedown Requirements 4-24

Table 4-14: Transient Tiedown Requirements 4-24

Table 4-15: Aircraft Storage Requirements 4-26

Table 4-16: Total GA Facility Need 4-26

Table 4-17: Existing Facilities Assessment 4-28

Table 5-1: Summary of Alternative Analyses 5-2

Table 5-2: Analysis of Runway Alternatives..... 5-10

Table 5-3: B-I (small) Design Criteria (Runway 4/22)..... 5-13

Table 5-4: Summary of Terminal Location Analysis 5-19

Table 5-5: Summary of General Aviation Requirements 5-20

Table 6-1: Land Use Compatibility Matrix 6-13

Table 7-1: Estimated Cost of Capital Improvement Projects 7-2

Table 7-2: Capital Improvement Projects – Probable Funding Sources..... 7-6

Table 7-3: 2014 Airport Capital Improvement Program 7-9

Table 7-4: Capital Improvement Projects – 2022 through 2030..... 7-11

Table 7-5: Project Funding 7-13

Table 7-6: YKM Growth Scenarios 7-21

Table 7-7: Potential Future Revenues Derived from Airport Operations..... 7-22

Table 7-8: YKM High Growth Scenario 7-23

Table 7-9: YKM Status Quo Growth Scenario..... 7-27

Table 7-10: YKM Low Growth Scenario 7-31

Table 7-11: YKM Preferred Forecast Scenario 7-35

Table 7-12: Financial Analysis – High Growth Scenario..... 7-39

Table 7-13: Financial Analysis – Status Quo Scenario 7-40

Table 7-14: Financial Analysis – Low Growth Scenario..... 7-41

Table 7-15: Financial Analysis – Preferred Forecast Scenario..... 7-42

SHEETS

Sheet 1: Title Sheet 6-23

Sheet 2: Airport Layout Plan 6-25

Sheet 3: Airspace Plan - Runway 9/27 6-27

Sheet 4: Airspace Plan, Outer Approach - Runway 27..... 6-29

Sheet 5: Airspace Plan, Runway 4/22..... 6-31

Sheet 6: Inner Approach Surface, Runway 9/27..... 6-33

Sheet 7: Inner Approach Surface, Runway 4/22..... 6-35

Sheet 8: Terminal and General Aviation (East) Plan..... 6-37

Sheet 9: General Aviation (West and South) Plan..... 6-39

Sheet 10: On-Airport Land Use Plan 6-41

Sheet 11: Airport Community Land Use Plan 6-43

Sheet 12: Airport Property Map Exhibit A..... 6-45

APPENDICES

- Appendix A Glossary of Terms**
- Appendix B Terminal Facility Assessment**
- Appendix C Pavement Management Plan**
- Appendix D Approach/Departure Plates**
- Appendix E City and County Ordinances**
- Appendix F Airport Layout Plan Checklist**
- Appendix G SEPA Checklist**
- Appendix H WSDOT Land Use**