

Figure 9-4: Evaluation of Airport Activity Mix Alternatives against the City’s Airport Business Plan Goals

Alternative	Same as Today: Mix n’ Match	Large Scale Aviation Manufacturing Emphasis	Seaplane Base Emphasis	Private Pilot Emphasis	Same as Today for Current; Light Aircraft Emphasis for Growth
Airport Business Plan Goal					
Minimizing Neighborhood Impacts	Touch-and-gos and increased jet traffic each have neighborhood impacts, being mitigated through noise abatement voluntary procedures	Boeing uses over half the land and contributes only 3% or less to operations, so this use is neighborhood-friendly	Seaplanes are noisy; however, they take off and land over the water and do not circle the hilly residential areas or practice touch-and-gos. Affected neighborhoods tend not to be in Renton	Touch-and-gos noise emissions are being managed by Renton operators; more work is needed to communicate Renton’s noise abatement procedures to visiting pilots	A focus on light aircraft growth will help focus the use of the available leaseholds; noise can be minimized through voluntary abatement procedures
Meeting Tenant and User Market Demand and Needs	Fair	Poor for most general aviation, half of leasehold space taken by one tenant	Good to excellent; strong need in region	Fair – leaves out business needs	Good --includes both private pilots and light business aircraft needs, but does not address small business jet needs
Providing for Sufficient Airport Infrastructure Improvements and Revenue	Airport breaks even today.	Best. Without Boeing as prime tenant, major funds will be needed for revenue replacement and for replacement of Boeing utilities.	Good; facility needs safety and operating upgrades	More hangars needed; could be provided by public or private sectors	Good.
Addressing FAA Noise Regulations and Non-discrimination Covenants	All alternatives will be enhanced by more consistent Leasing Policy and new written approach to both leasing and Minimum Standards / Airport Rules and Regulations.				

Source: Hanson Professional Services, Inc.