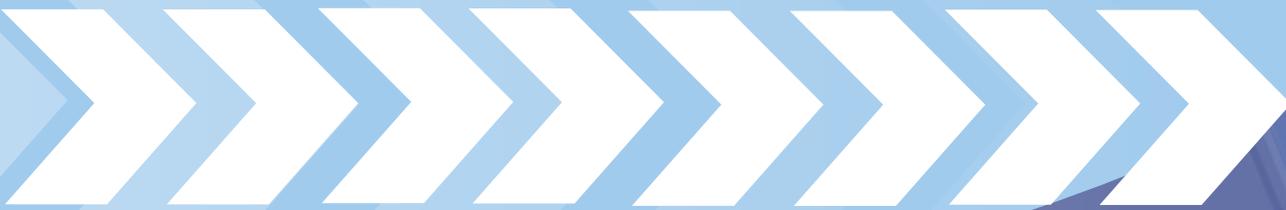




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Richmond International Airport Master Plan

EXECUTIVE SUMMARY

2010



Prepared by



In Association with
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What is an Airport Master Plan?

An Airport Master Plan is a comprehensive study that describes the short-, medium-, and long-term development plans required to meet future aviation demand. The Plan provides the framework for guiding future airport development in a cost-effective and operationally efficient manner, while considering potential environmental and socioeconomic impacts. This Master Plan supports the needs of the flying public and encourages economic development of the Richmond Region over the next 20 years. Major objectives of the Richmond International Airport (RIC) Master Plan update include:

- Establishing a flexible facility development plan that will accommodate reasonably expected changes in the aviation market over the planning horizon and beyond.
- Ensuring that planned expansion is consistent with the safe, secure, efficient, and financially sound operations and development of RIC.
- Ensuring that RIC is developed in an environmentally sensitive and responsible manner.
- Maximizing opportunities for RIC to serve as a catalyst for the economic development of the region.
- Creating a living document that focuses on establishing a reasonable set of planning activity levels (i.e., levels of enplanements and aircraft operations) suitable for guiding the development of the Master Plan.

Why Update RIC's Master Plan?

The previous Master Plan was completed in 1996 and since then, major changes, not only to the Airport itself but to the aviation industry, have occurred. To address these changes, the Capital Region Airport Commission decided to develop a new RIC Master Plan.

Since the last Master Plan update, RIC has experienced significantly increased passenger traffic resulting from the continued growth of the Richmond Region and the arrival of competitive fares due to increased air carrier options.

Despite periodic economic fluctuations, the airline industry continues to recognize the relative strength of the Richmond Region due to a fundamentally diverse economy and major development projects, including the \$2 billion expansion of Fort Lee, Virginia Commonwealth University's expansions of two area campuses, rapid growth at the Virginia Bio-Technology Research Park, and Rolls Royce's plans to invest \$100 million in a new high-tech aero engine facility in nearby Prince George County creating over 500 new jobs. Such projects are indicators that the region will continue to stimulate future growth for RIC, attracting additional air service and necessary support facilities to meet projected demand.

Stakeholder Involvement Program

The Master Plan included a Stakeholder Involvement Program, which encouraged collaboration among local agencies, tenants, airport users, elected officials, business and civic leaders, and the general public. The program established two major committees for stakeholders - the Citizen's Advisory Committee (CAC) and the Technical Advisory Committee (TAC). The CAC included local business and community leaders tasked with providing critical thinking about regional and local business matters. The CAC weighed RIC growth and development planning directives against community goals, values, and needs. The TAC provided critical input and insight on technical issues as well as the technical merits of all elements of the planning process.



Forecast of Aviation Activity

Projecting aviation demand is a critical element in the overall master planning process. It is used to define an airport's ability to accommodate existing and future aircraft and operations so that the type, size, and timing of future airside and landside development is appropriate. In the RIC Master Plan, projections of aviation demand for the years 2007-2026 were prepared for passenger enplanements, air cargo volumes, aircraft operations, and based aircraft.

The forecast uses a combination of statistical techniques, industry forecasts of aviation traffic, and regional economic conditions. These were supported by interviews with local stakeholders to ensure that the forecast considered local developments and air carrier perspectives that could have a bearing on future activity at the airport.

The forecast projects that passenger traffic and annual operations will increase at an average annual growth rate of 3.1 percent and 2.3 percent, respectively. At these growth rates, passenger enplanements and annual operations are projected to increase from the 2006 levels of 1.65 million passengers and 121,000 operations to the 2026 levels of 3.0 million and 191,000 respectively.



Future Facility Requirements

Based on aviation demand, the Master Plan assessed the adequacy of the current facilities to meet future demands. The shortfalls in facilities dictated the timing and degree to which expansion and improvements are needed in the 20-year planning horizon. Facility requirements were calculated for 2011, 2016, 2021, and 2026. The RIC Master Plan covers the following types of facilities:

- Airfield Facilities – Runway and taxiway systems and the ability of the airfield system to serve projected demand levels in terms of runway capacity and design standards
- Passenger Terminal Facilities – Aircraft gates, terminal building, and apron frontage
- Support/Ancillary Facilities – Cargo, aircraft/airport maintenance, General Aviation/Fixed Based Operator facilities and other support facilities
- Ground Access Facilities – Access roadways, vehicle parking areas, and rental car facilities



Key Recommendations

Projects identified through the Master Plan represent a comprehensive list of capital projects that are anticipated to occur over the next 20 years. The planning process organizes these projects based on demand and justification, which serves as the basis for RIC's capital improvement program. Some of the projects will not occur during the planning horizon; however, they are included on the Airport's development plan to identify and preserve space within the airport environment when demand dictates.

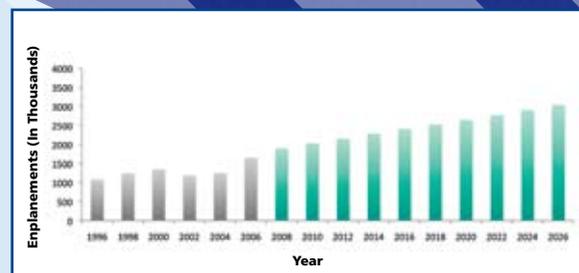
Projects Within Planning Horizon:

- Construction of a new, 9,000 feet long by 150 feet wide runway (16R-34L).
- Construction of the new East Airside Development Access Road for circulation of vehicles to access new facilities at the East Cargo Development Area. Construction includes realignment of Beulah Road.
- Concourse (A, B, and C) and apron expansion totaling over 350,000 square feet of building space and 3.5 million square feet of apron space.

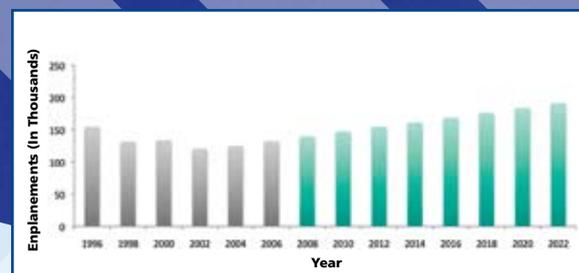
Post - Planning Horizon Projects:

- Expansion and conversion of approximately 10 acres of land into surface and garage parking facilities. Construction of an approximately 250,000 square feet, two-level parking garage connected to the new Terminal and future Concourse C.
- Development of future office, industrial, and warehouse space (Airport Business Park) for prospective aerospace/aviation-related firms as well as non-aviation related firms.

Enplanement Forecast



Operations Forecast





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