AIRPORT PLANNING, DEVELOPMENT AND LAND ACQUISITION

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Desk Reference Chapters 4, 13, 14 & 25
TODAY’S PRESENTATION

• Introduction to Planning and Development
• On-Airport Issues
  – Master Planning
  – Airport Layout Plans
  – Forecasts
• Off-Airport Planning
  – Land acquisition
  – Height restrictions
• Airport Lawyer’s Checklist
• We’re *not* talking about noise compatibility
The Importance of Planning

Planning
Still a good thing to do first.
HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT HISTORICAL DEVELOPMENT

Candler Field 1919 (From cars to aircraft)

Atlanta Municipal Airport circa 1936
(Photo courtesy of University of Georgia Hargrett Library)
AIRPORT HISTORICAL DEVELOPMENT (Cont.)

1960 - The dawn of the jet age

1972 - William B. Hartsfield Atlanta Int’l Airport - Preparing for the future

1980s – A magical decade
CURRENT ATL AIRFIELD OVERVIEW

Hartsfield-Jackson Atlanta International Airport
**What is an Airport Master Plan?**

**FAA Definition:** Comprehensive study that defines and describes the short (5 years), medium (10 years) and long-term (20 years) development plans to meet future aviation demand.

**Alternative Definition:** A structure process for the assessment of the condition and capabilities of existing airport facilities and the identification and selection of a preferred development path to accommodate future aviation demand.
Master Plan Goal

• Provide the framework needed to guide future airport development that will cost-effectively satisfy aviation demand while considering environmental and socioeconomic impacts.
WHY PREPARE AN AIRPORT MASTER PLAN?

LONG LEAD TIMES:
• The approval requirements for some airport development projects can take up to 10 years to complete.

FINANCIAL CONSIDERATIONS:
• The financial commitments can be large and require confidence that the decisions are correct. (If you built it, will they come?)

ENVIRONMENTAL AND SOCIAL IMPACTS:
• Environmental and social impacts of airport development projects can be significant and need to be considered. (If you built it, they will come.)

FAA REQUIREMENTS:
• Proposed development must be depicted on an FAA-approved ALP to eligible for AIP grant funding. The ALP set is a primary product of the master plan.
AIRPORT MASTER PLAN v. ALP UPDATE

• AC 150/5070-6B Airport Master Plans

• ALP update if fundamental assumptions of the previous master plan have not changed

• ALP update if examination of single development item, such as runway safety area improvements

• Remember an updated ALP is a product of the master plan process
AVIATION FORECASTS

- Element of master planning process that requires FAA approval
- FAA Terminal Area Forecasts
- Guidance on conducting forecasts:
  - ACRP reports on aviation forecasting;
  - FAA’s Forecasting Aviation Activity by Airport;
  - FAA’s Aerospace Forecasts; and
  - Local data sources
FACTORS AFFECTING DEMAND FORECASTS

- Economic characteristics
- Demographic characteristics
- Geographic attributes
- Aviation related factors
- Other factors

Minot International Airport, North Dakota- Home of an oil boom
ON-AIRPORT PLANNING CONCERNS

- Increased security demands
- Larger airplanes
- Aging infrastructure
PLANNING FOR AIRPORT EXPANSION/GROWTH

- Reduce incompatible land uses
- Support airport development
- Noise compatibility
- Prevent hazards
- Protect safety areas
ACQUIRING LAND FOR FUTURE AIRPORT DEVELOPMENT

- Valid aeronautical need
- FAA approval of selected site
- Airspace clearance
- Approved ALP
- NEPA
- Justification for long-term need
  - Rising land costs
  - Encroachment by incompatible uses
ACQUIRING NOISE LANDS

- Acquire/mitigate **in the DNL 65**
- AIP funds available:
  - Part 150 NCP measure
  - Mitigation in a FONSI or ROD
- Grant Assurance 31
  - Dispose at earliest practicable time when no longer needed for noise compatibility
  - Dispose at FMV
  - Retain interest to ensure compatible use
- New PGL 14-05
  - Allows reinvestment of sale of proceeds for eligible airport projects
  - Allows re-designation of land as noise buffer
RELOCATION ASSISTANCE

• Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 USC Chapter 61)

• 49 CFR Part 24

• Uniform and equitable treatment of persons displaced from their homes, businesses, or farms
  – Procedure (purchase and treatment of landowner)
  – Substance (price)

• “Persons will not suffer disproportionate injuries as a result of programs designated for the benefit of the public as a whole”
USE OF AERONAUTICAL LAND FOR NON-AERONAUTICAL PURPOSES

• Interim Uses
  – No more than 5 years
  – Not allowed if aeronautical demand in this timeframe

• Concurrent Uses
  – Compatible with the primary aeronautical use
  – Does not prevent the use of the land for needed aeronautical support purposes

• Conversion to Other Airport Use
  – FAA may release sponsor from the obligation to maintain an airport parcel for aeronautical use

Requires FAA approval!
Height Restrictions

- FAR Part 77 for broad protection
  - To identify penetrations of the airspace surfaces, commonly referred to as obstructions
  - To determine which obstructions are hazardous
- Focus is on “imaginary surfaces” above the ground – at runway ends and in vicinity of airport to protect approach and departure paths
**PART 77 SURFACES**

Diagram showing:
- 20:1 CONICAL SURFACE
- APPROACH SURFACE
- 7:1 TRANSITIONAL SURFACE
- PRIMARY SURFACE
- HORIZONTAL SURFACE
- RUNWAY

**TYPICAL PART 77 OBSTRUCTION SURFACES**
Obstruction Analysis

Part 77 process is required only if:
• Turbine height > 200 feet; or
• Within 20,000 ft of an airport and heights > Part 77 imaginary surfaces

Two questions –
• Is the structure an obstruction?
• Does the structure interfere with air navigation facilities and equipment or the navigable airspace?

FAA process
• Works well for height issues.
• Does not work as well for interference.
Airport Lawyer’s Checklist

- Understand grant assurance obligations
- Distinguish power of airport v. host government
- Check state law – land use and airports
- Identify political and legal constraints to development
- Identify environmental requirements
QUESTIONS?

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