



Port of Kennewick

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Memorandum

To: Tim Arntzen

From: Dan Cryer *Dan*

Date: February 19, 2009

Subject: Summary of 2006 Vista Field Master Plan Update

Here is a snapshot of our 2006 Master Plan Update, with a comparison to its predecessor dated January, 2002. The primary focus of the 2006 Update is to refine the layout along the north side of the runway.

- The new Terminal/Office building is eliminated, keeping the FBO operation at its current location.
- New hangar and tie-down construction is reduced significantly, to better reflect projected need.
- Aviation development is scaled back on two parcels along the north side – a 7.5 acre parcel between COK land and the Bank of Whitman, and a 10-acre parcel between the Orthopedic Center and the Amera property. This encourages non-aviation development of these parcels, with frontage along Grandridge Blvd. and Rio Grande Ave., within COK's Vista Entertainment District.
- Long-term capital projects include a down-sized maintenance hangar, aircraft wash down area, fuel containment area and hangar infrastructure development, all in proximity to the current FBO building.
- A new Capital Improvement Plan (attached) is focused upon maintenance & upgrades to paved surfaces and creation of clearances for B-2 Large Aircraft, along with infrastructure for new hangar development, to be ground-leased to private parties. The first project - runway resurfacing - was completed in 2006.
- The Master Plan along the east side of the runway remains the same, including removal, reconstruction and relocation of the Vista Hangars to allow B-2 Large clearance along the northeast taxiway.

Please let me know if you want any additional information or clarification regarding these bullet points.

Thank you.

Table 4.1 Capital Improvement Plan

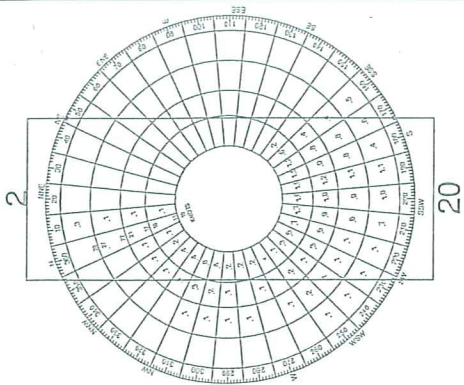
	ITEM	UNITS	# UNITS	COST/UNIT	COST
2006	Slurry seal Runway*	SF	600,000	\$0.27	\$162,216
					SUBTOTAL
2007	Slurry Seal between N. Taxiway & Runway*	SF	92,000	\$0.40	\$36,800
	Slurry Seal Large Aircraft Tiedown area*	SF	42,750	\$0.40	\$17,100
	Slurry Seal radius of runway/taxiways*	SF	60,000	\$0.40	\$24,000
	Slurry Seal existing small tiedowns east of FBO*	SF	36,000	\$0.40	\$14,400
	Pave apron, extend utilities for new hangars on north	SF	150,000	\$3.25	\$487,500
	Install wash-down area - with 9" thick slab and collection system	SF	2,500	\$9.00	\$22,500
				SUBTOTAL	\$602,300
2008	Remove old hangars on south ¹	-	-	-	-
	Relocate fuel pumps	LS	1	\$15,000.00	\$15,000
					SUBTOTAL
2009	4" Overlay of N taxiway	SF	80,000	\$0.90	\$72,000
	2" Asphalt Overlay of FBO area*	LS	1	\$66,990.00	\$66,990
	Slurry Seal South Taxiway*	SF	167,600	\$0.50	\$83,800
					SUBTOTAL
				TOTAL	\$1,002,306

* Improvement suggested in the Pavement Management Program

Notes:

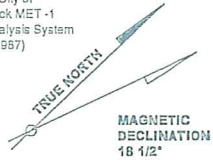
1. Removal of old hangars would not take place until after new hangars are built on the north side. This is likely to be a phased program with new hangars replacing old ones in turn. No cost estimate has yet been prepared.

2. A maintenance hangar is also an interest of the Port, however an estimated cost and timeframe have not been developed. A fuel containment area for mobile fueling truck parking would likely be constructed as part of maintenance building. An adjustment to the fence gateway would be desirable at that time.



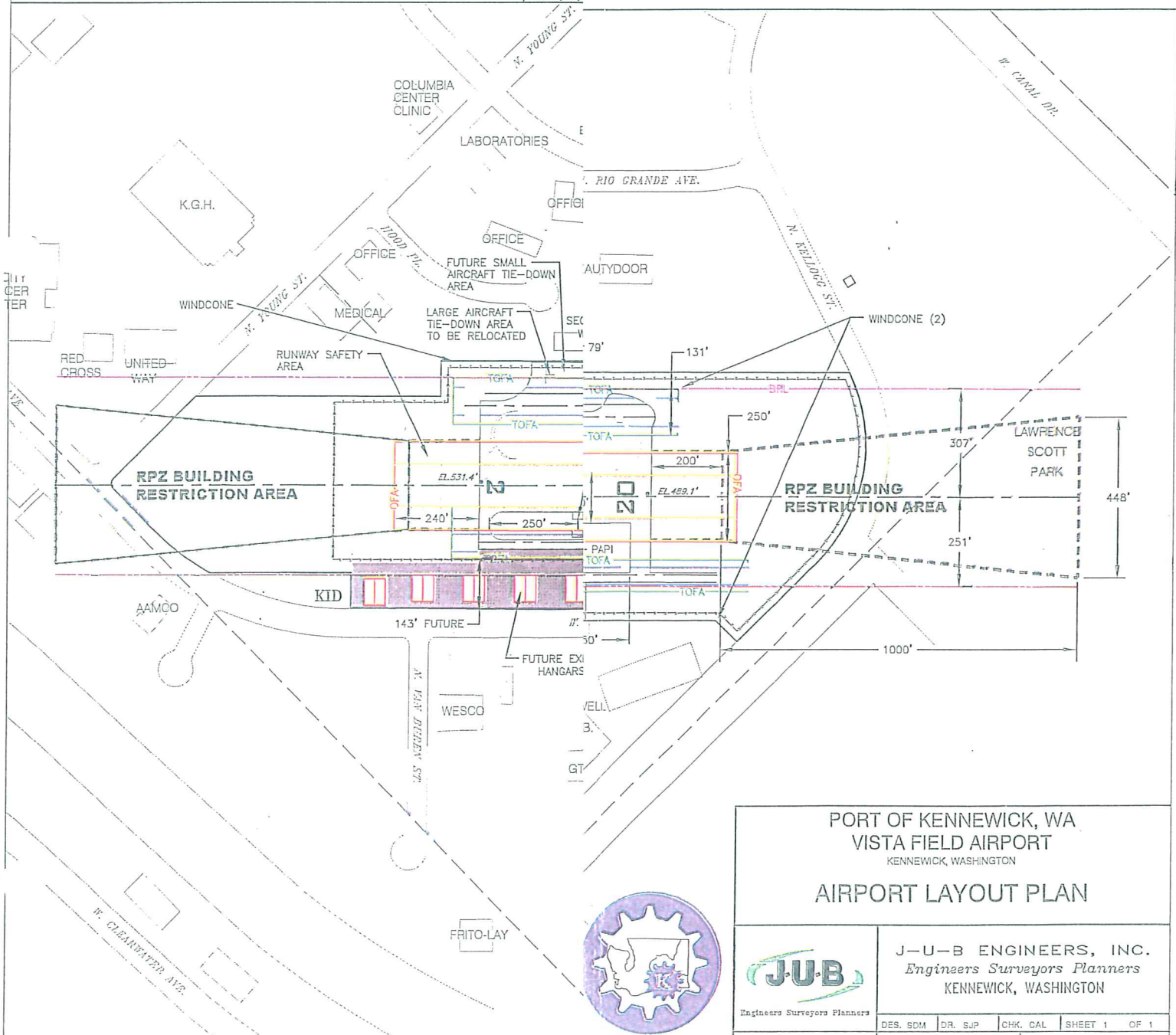
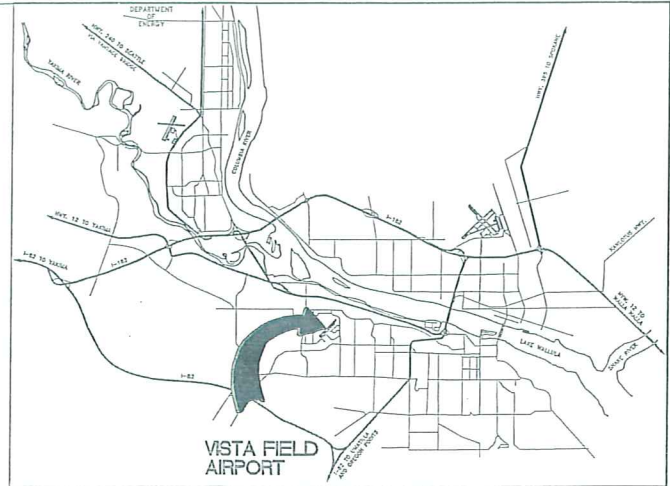
WINDROSE - 13 KNOTS

Runway 2/20 Wind Coverage Rating: 95.2%
 Source: City of Kennewick MET -1
 Wind Analysis System (1986 - 1987)



DESCRIPTIO
Alrport Elevat
Alrport Refs
Magnetic Va
Mean Max.
Alrport Refs
NPIAS Cate
Control Tow
Miscellaneous

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Approach Cs
Approach Sl
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Lighting
Visual Aids
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Runway Desp
Wind Covera
Runway Safe
Runway Obj



**PORT OF KENNEWICK, WA
 VISTA FIELD AIRPORT
 KENNEWICK, WASHINGTON**

AIRPORT LAYOUT PLAN

	J-U-B ENGINEERS, INC. <i>Engineers Surveyors Planners</i> KENNEWICK, WASHINGTON			
	DES. SDM	DR. SJP	CHK. CAL	SHEET 1 OF 1

DATE: SEPTEMBER 22, 2005 DWG. NO. 20170219

