

General Aviation Land Use Planning

PURDUE ROAD SCHOOL - 2017

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Land Controls in the U.S.

Federal	Federal Aviation Administration	<ul style="list-style-type: none">• Airspace and air traffic management• Airport safety• Federal aid grants• Environmental review
State	State Legislature Creates levels of local authority over land use (zoning, land use permitting)	<ul style="list-style-type: none">• Indiana Regulation of Tall Structures• Airport Authorities
Local	Counties Cities and Towns Airport Authorities	<ul style="list-style-type: none">• Zoning laws,• Site permits• Building permits

The Major Federal Regs:

Code of Federal Regulations

- 14 CFR Part 77 Safe, Efficient Use, and Preservation of the Navigable **Airspace**
- 14 CFR Part 150 Airport **Noise** Compatibility Planning (mostly for large airports)
- 14 CFR Part 139.337 **Wildlife** Hazards
- 40 CFR Part 258.10, Municipal Solid Waste **Landfills**, Location Restrictions, Airport Safety
- National **Environmental** Policy Act of 1969 (NEPA)
- Airport **Noise** and Capacity Act of 1990 (National Noise Policy)

FAA Advisory Circulars (Mandatory if Airport Takes Federal Grant) and Orders

- AC 150/5190-4A A Model Zoning Ordinance to Limit **Height** of Objects Around Airports
- AC 150/5020-1 **Noise** Control and Compatibility Planning for Airports
- AC 150/5100-17 **Land Acquisition** & Relocation Assistance for Airport Projects
- AC 150/5200-33 Hazardous **Wildlife** Attractants on or near Airports
- AC 150/5200-34 Construction or Establishment of **Landfills** near Public Airports
- AC 150/5300-13A **Airport Design**
- AC 70/7460-2K Proposed Construction or Alteration of Objects that May Affect the Navigable **Airspace**
- Orders 1050.1F & 5050.4A - **Environmental** Impacts

The Major State Regs:

Indiana Code 8-21-10 – Regulation of Tall Structures (and noise sensitive areas)

05 IAC 3: Airport Site Approvals and Operating Certificates of Approval

876 IAC 9-1-2 Residential sales disclosure form

329 IAC 10: Solid Waste Land Disposal Facilities



The Major Regs:

Local governments have jurisdiction over land outside the airport boundary.

Only influence FAA has for promoting compatible land use off the airport is via grant assurances airport sponsor signs.

Grants include assurances sponsor will take efforts to support adequate zoning and land use controls to protect the airport.

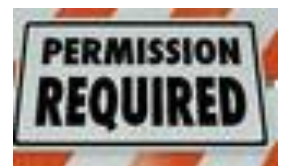
4 Categories of Land

1. on the airport w/ access to a runway
aka **airside**
2. on the airport w/o access to a runway
aka **landside**
3. **adjacent** to the airport but not owned by
the airport
4. in the **vicinity** of the airport

- 1 – On airport - Airside
- 2 – On airport - Land side

Most common issues:

- Heavily regulated by the FAA
- Require certain land to be “unused” because it has to be free of obstructions
- protect the pilot, passenger, and people/property on the ground
- prevent non-aeronautical use of land on the airport without FAA approval



1 – On airport - Airside

2 – On airport - Land side

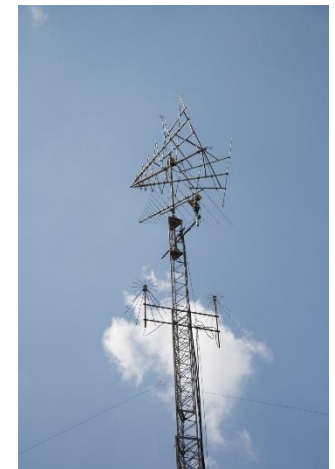
- demand for the development has been expressed
- level of demand will remain sufficiently high
- revenues resulting from the new development will cover associated costs
- For non-aeronautical use:
 - FAA concurrence
 - FMV rents
 - All current and aeronautical uses have been accommodated
 - provisions in interim-use lease that leasehold reverts back to the sponsor
 - Depiction of non-aeronautical use on ALP

3 – Adjacent

4 – Vicinity Land Use Basics

Most common issues:

- Noise
- Wildlife attractants
- Tall structures
- Visual obstructions
- Concentrations of people



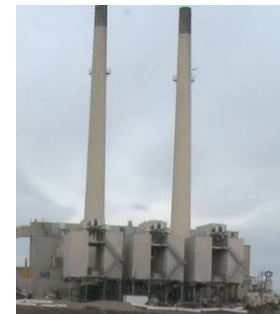
Industrial land use – good or bad?

Public Perspective

- Jobs and pay checks
- Property, income, payroll taxes
- Economic impact

Airport Perspective

- Visual obstructions
- Hazards to flight
- Concentrations of people

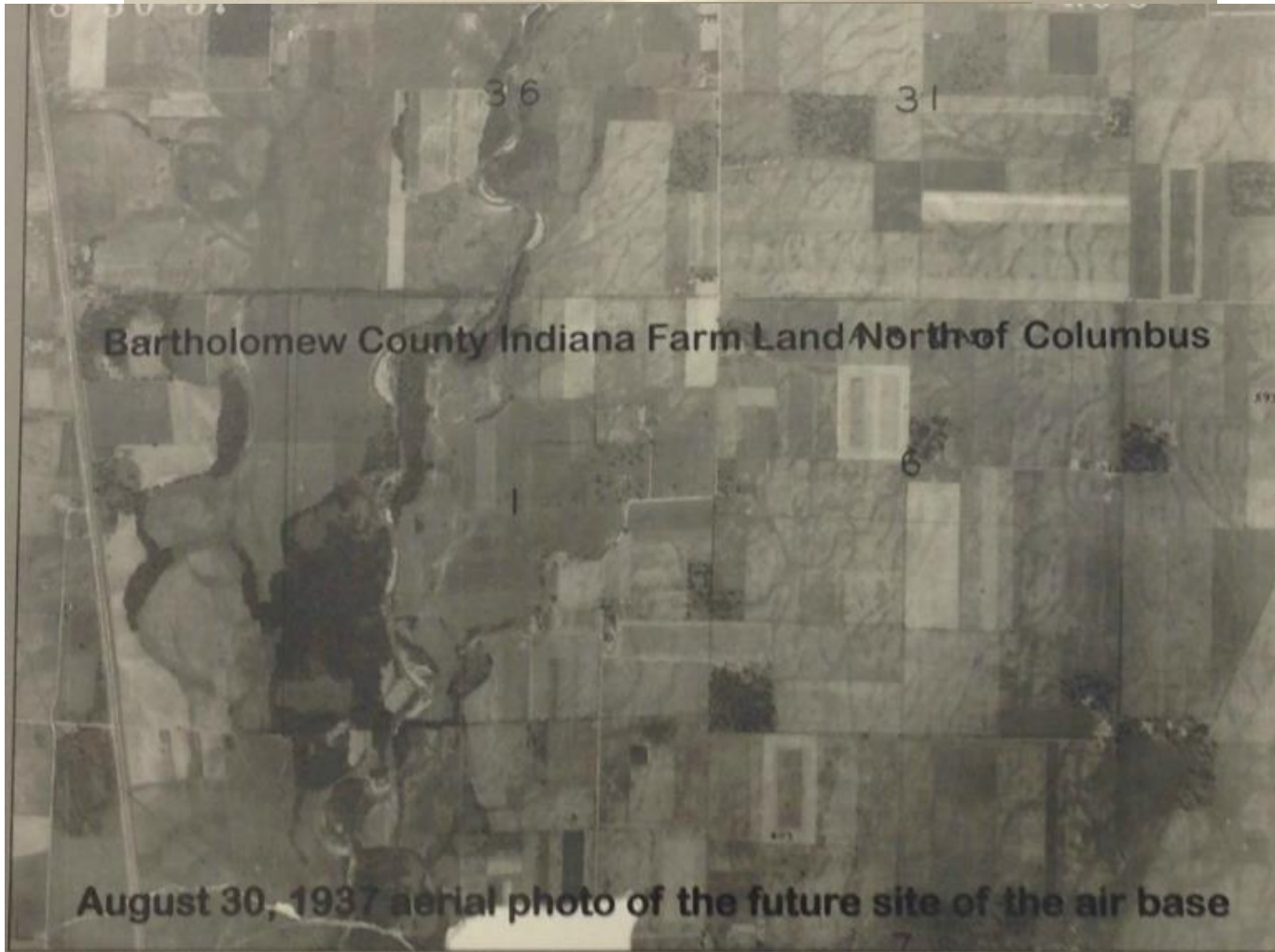




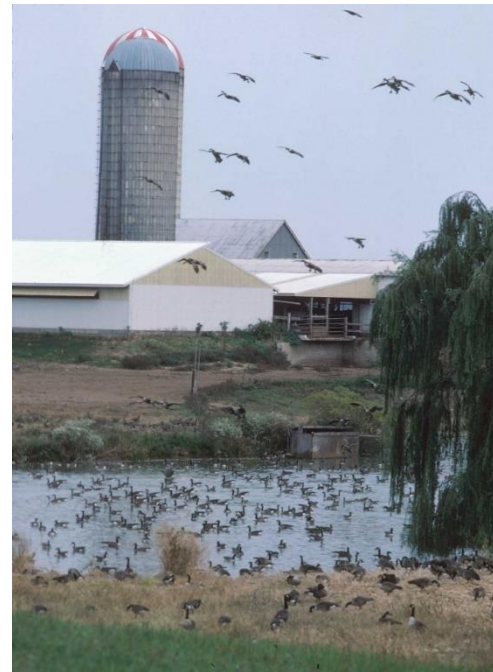
Columbus
Municipal
Airport



The Early Days



Non-Compatible Land Uses and Safety



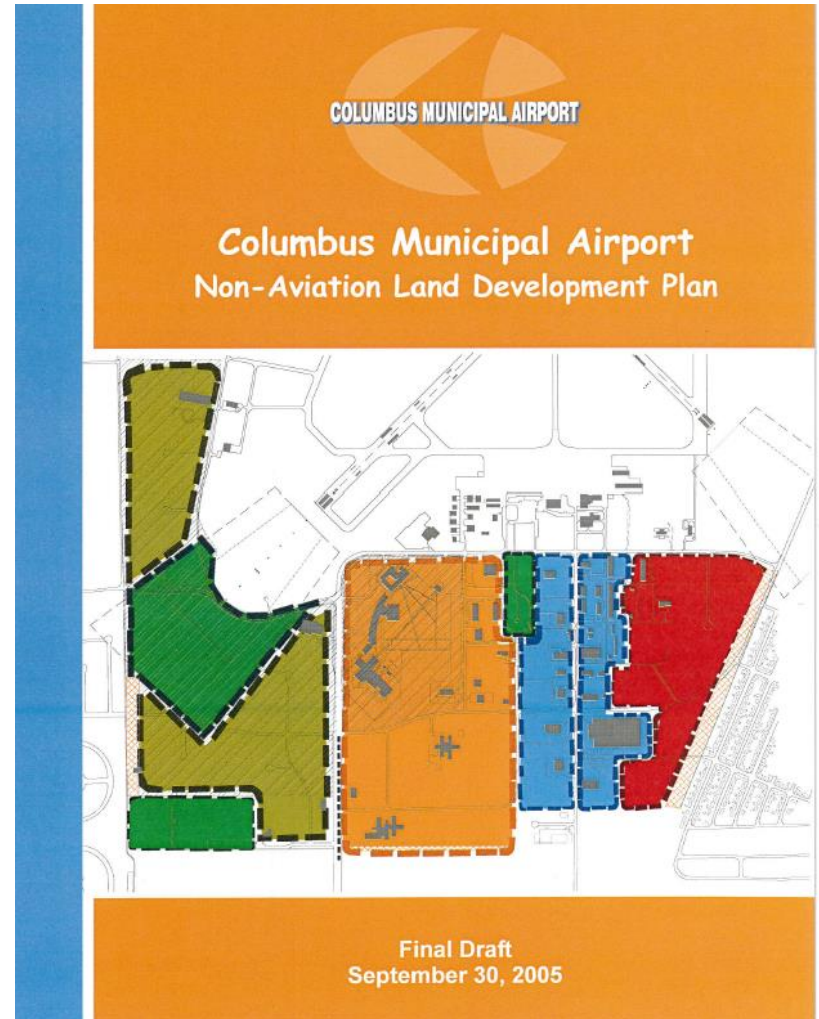
Monetary Gain vs. Allowed Uses



Land Use Planning

Non-Aviation

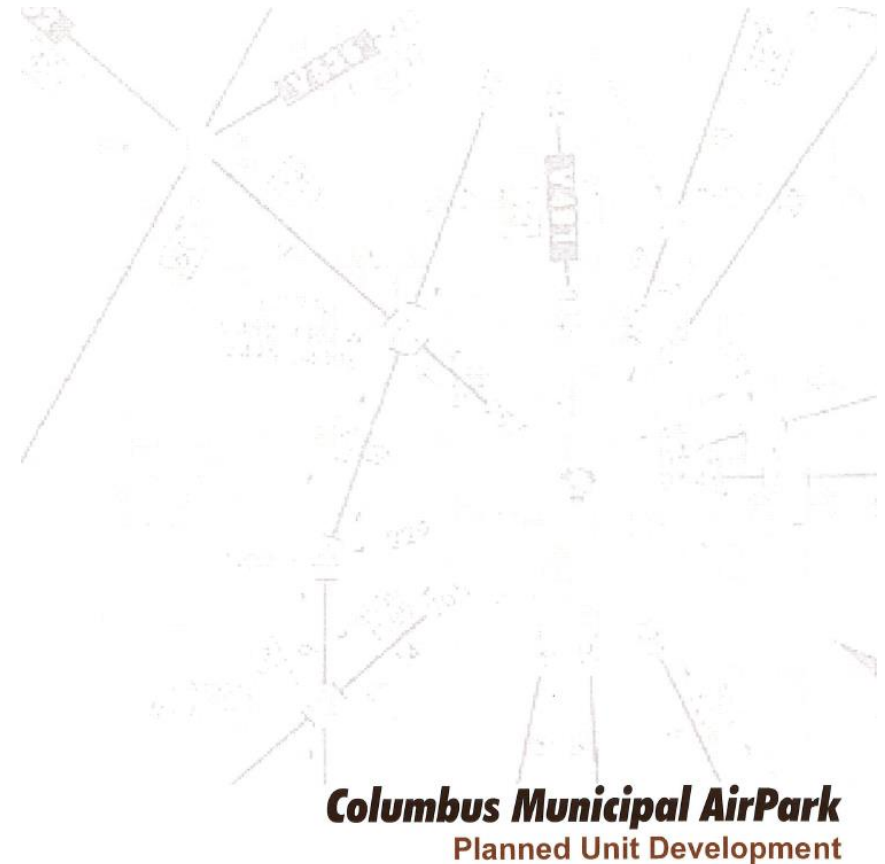
- Completed 2005 by Aerofinity
- Focused on:
 - Approved Land Uses
 - Review and Approval Process
 - Land Appraisals



Land Use Planning

Planned Unit Development (PUD)

- Completed in 2008 by HNTB
- Focused on:
 - Existing Site Conditions
 - Identifying Types of Uses
 - Developmental Standards

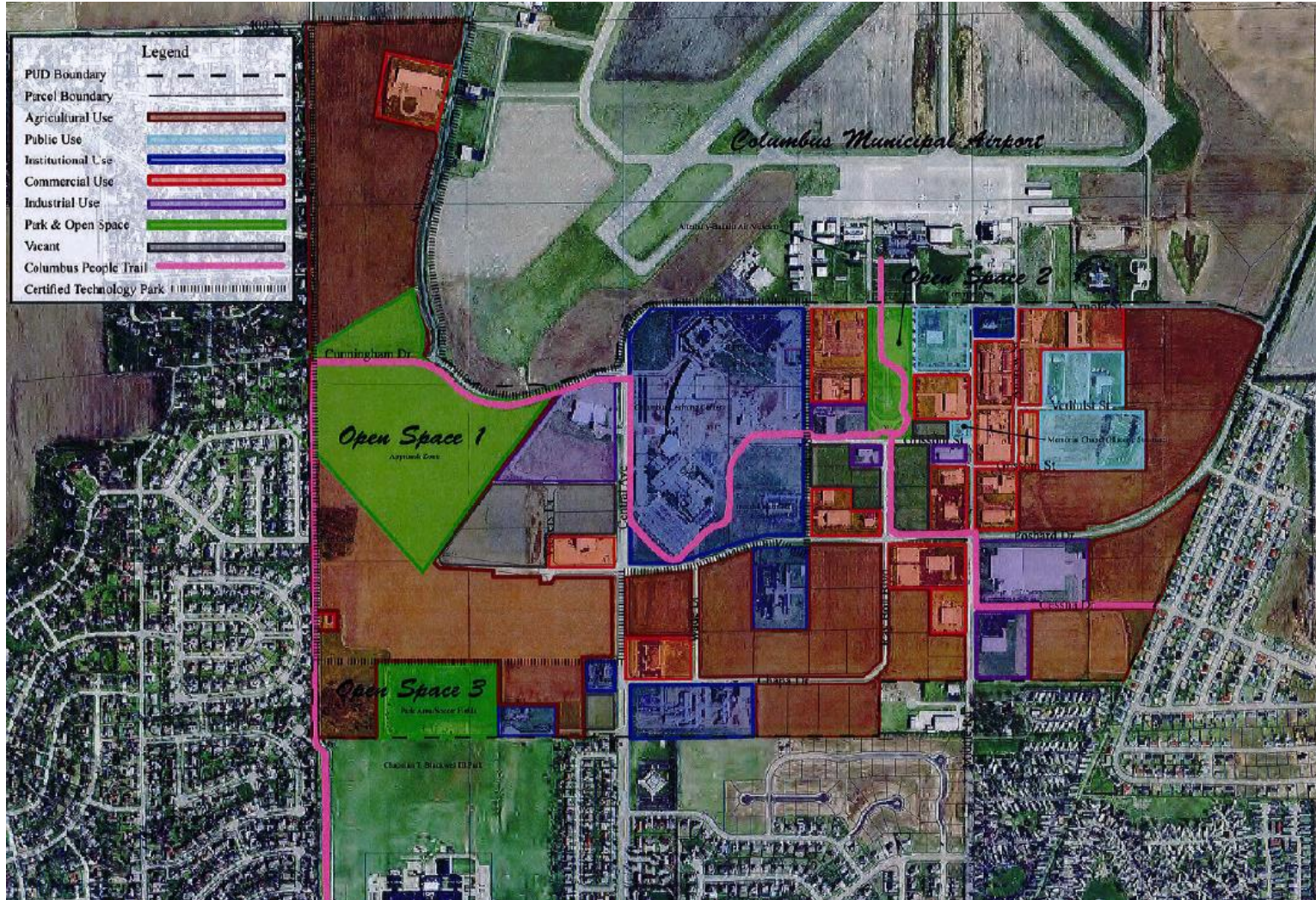


Prepared for:
Columbus Board of Aviation Commissioners

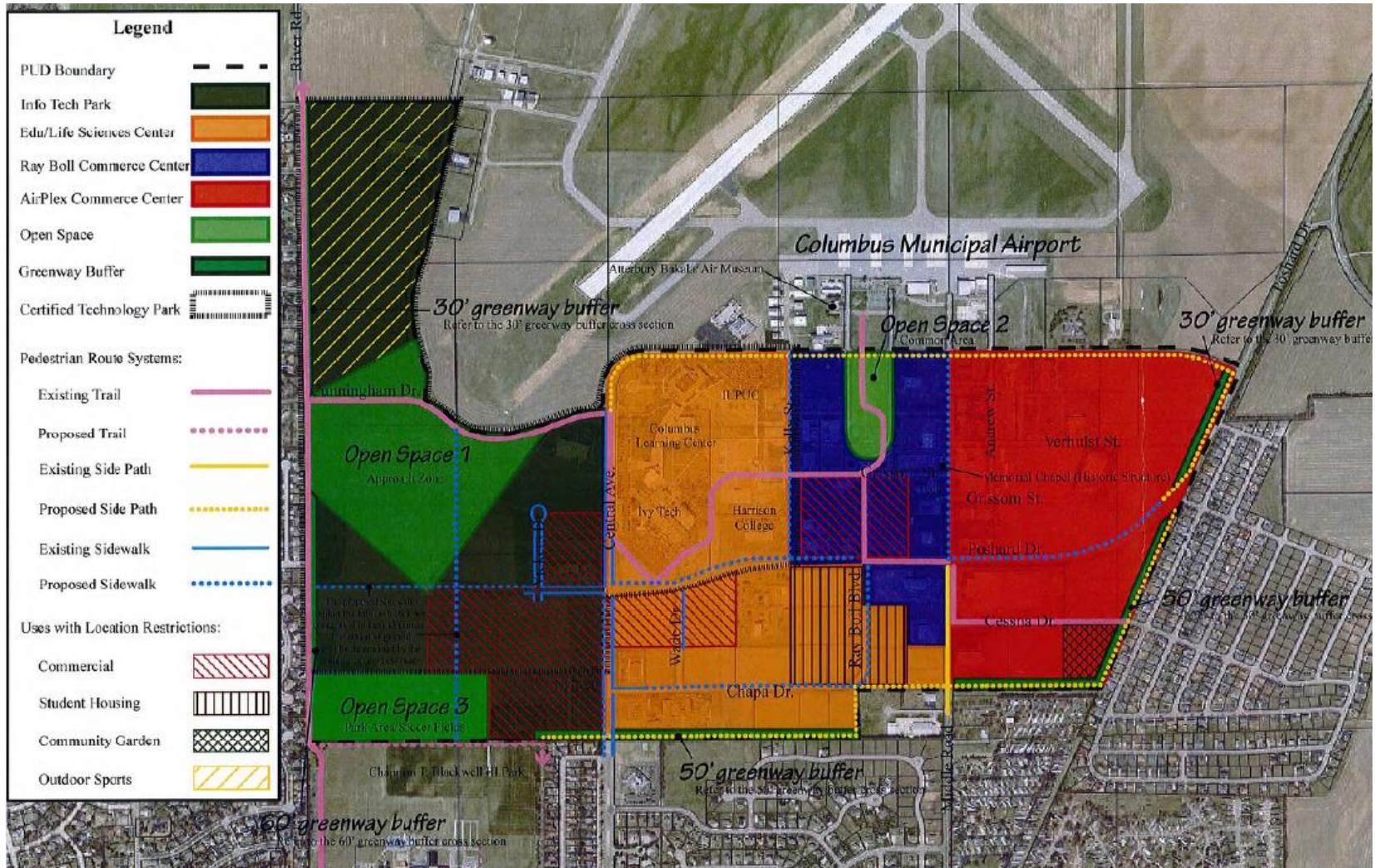
Prepared by: **HNTB** Corporation



Existing Conditions



Types of Uses



Types of Uses

Table 2: Columbus AirPark: Schedule of Uses (Revised 12.16.14 – Ord. #52, 2014)

Columbus Airpark: Schedule of Uses				
Use	Area			
	Info Tech Park	Education / Life Sciences Center	Ray Boll Commerce Center	AirPlex Commerce Center
Technology				
Research and Development	P	P	P	P
Programming Facility	P			
Technical Support Facilities				
Office	P	C	P	C
Resource Information Center	P	P		
Educational				
University/College Classrooms	C	P	C	C
University/College Research Facility	C	P	C	C
Learning Center		P		
Library	C	P		
Student Housing		P*		
Government/Public				
Office Building			P	
Emergency Response Facility				P
Public Safety Training Facility				P
Light Industrial				
Contacting Office			C	P
Manufacturing, Light			C	P
Fabrication			C	P
Manufacturing Supplies				P
Warehousing			C	P
Distribution Facility				P
Freight Consolidation/Forwarders				P
Foreign Trade Zone				P
Paint Shop				C
Commercial				
Athletic Complex	P*	C*	C*	
Child Care Center	P*	P*	P*	
Conference Center	P*	P*	P*	
Convenience Market	P*	P*	P*	
Gas Station	C*	C*		
Health Services Facility	P	P	P*	
Hotel	P*	P*		
Recreation Use, Small Scale	P*	P*	C*	
Restaurant	P*	P*	P*	
Retail Uses, Small Scale	P*	P*	P*	
Other				
Helipad		C		
Parking Lot	P	P	P	
Agriculture, Crop Production	P	P	P	P
Community Garden				P*
Outdoor Recreation	C*			

P = Permitted Use C = Conditional Use

* = Where specifically indicated on the Development Plan. See also any supplemental development standards for specific uses provided by Section V(B)(7)

- Identify Strengths of Each Area
- Grouping Like Businesses
- Permitted vs. Conditional



Developmental Standards

Prohibited Uses

- Storage of Explosives
- Release into the Air
- Light Emissions
- Electrical Emissions
- Attract Wildlife

2. Prohibited Uses

In addition to residential uses, which are expressly prohibited from locating within the Columbus Municipal AirPark PUD, the following uses are also expressly prohibited from being located within said PUD due to their character, or hazardous/harmful nature:

- a. Manufacturing, manipulation, storage or transportation of any hazardous material, specifically Class-A explosives;
- b. Uses that release into the air any substance which would impair visibility or otherwise interfere with the operation of aircraft;
- c. Uses that produce light emissions, either direct or indirect (reflective) which would interfere with the operation of aircraft;
- d. Uses that produce electrical, magnetic or other emissions which would interfere with the operation of aircraft, aircraft communication or aircraft guidance systems; or
- e. Uses that attract birds, waterfowl, or wildlife, in a manner that creates a hazard to aviation.

C. Performance Requirements

In addition to the Industrial Standards of the Columbus Zoning Ordinance, as amended from time to time, the following performance standards shall also apply to uses within the Columbus Municipal AirPark PUD.

1. *Airport Operations, general*
No use shall impede the day-to-day operations of the Columbus Municipal Airport. No land use shall endanger the landing, taking-off, or maneuvering of aircraft.
2. *Interference with Aircraft*
No land use shall create electrical interference with radio communication between airport and aircraft or create interference with navigational aids employed by aircraft. All applicable regulations of the Federal Aviation Administration (FAA) shall apply to all operations that may adversely affect the navigation or control of aircraft.
3. *Lights*
No land use shall employ the use of lights that make it difficult for pilots to distinguish between airport lights and other lights.
4. *Glare*
No land use shall result in glare in the eyes of pilots using the airport. No use on a property shall produce any glare or heat that is detectable without the aid of instruments at the property lines of the lot on which the use is located.
5. *Waste Materials*
No use on a property shall be maintained in such a manner as to inadvertently attract wildlife. No waste disposal site, solid waste transfer station, or any other use which is known to attract wildlife shall be located within the Columbus Municipal AirPark PUD.
6. *Pollution*
No land use shall create pollution or other condition that would impair a pilot's visibility either at the airport or in the vicinity of the airport.
7. *Health and Safety Requirements*
All uses shall be in conformance with any and all applicable requirements of the state and federal governments, including the requirements of the Occupational Safety and Health Administration (OSHA), and the Federal Aviation Administration (FAA).

Developmental Standards

Plant Materials

- Prohibited:
 - Known to attract wildlife
 - Plants with nuts or seeds
 - Densely planted

Table 3: Prohibited Plant Materials

Common Name	Prohibited Planting Materials Scientific Name	Negative Characteristic(s)
Trees		
American Elm*	Ulmus Americana	Insects, disease
Ash	Fraxinus	Insects
Austrian (Black) Pine	Pinus Nigra	Disease prone
Autumn Olive	Elaeagnus umbellata	Poor form, disease prone, invasive
Beech	Fagus	Fruit bearing, nuts/seeds, wildlife attractant
Black and Choke Cherries	Prunus serotina and virginiana	Fruit bearing, nuts/seeds, wildlife attractant
Black Locust	Robinia pseudacacia	Invasive
Boxelder	Acer negundo	Aggressive, shallow roots, weak wood
Bradford Pear	Pyrus calleryana "Bradford"	Weak branching, low branches
Burr Oak	Quercus macrocarpa	Fruit bearing, wildlife attractant
Cottonwood	Populus deltoides	Weak wood, shallow roots, seeds
Crabapple	Malus species	Fruit bearing, wildlife attractant
Dogwood	Cornus species	Fruit bearing, wildlife attractant
European White Birch	Betula pendula	Insect prone
Ginkgo (Female)	Ginkgo biloba - female	Fruits, odors
Hackberry	Celtis	Fruit bearing, nuts/seeds, wildlife attractant
Hawthorn	Crataegus species	Fruit bearing, wildlife attractant
Lombardy Poplar	Populus nigra "Italica"	Insects, disease, short-lived
Mimosa	Albizia julibrissin	Invasive
Mulberry	Morus species	Fruits, shallow roots, invasive
Norway Maple	Acer platanoides	Invasive
Oak	Quercus	Fruit bearing, nuts/seeds, wildlife attractant
Princess Tree	Paulownia tomentosa	Invasive
Russian Olive	Elaeagnus angustifolia	Poor form, disease prone, invasive
Servestberry	Ameanchier	Fruit bearing, nuts/seeds, wildlife attractant
Siberian Elm	Ulmus pumila	Weak wood, seeds, shallow roots
Silver Maple	Acer saccharinum	Aggressive, shallow roots, weak wood
Sycamore	Platanus	Fruit, size and scale, pests, disease prone
Tree of Heaven	Ailanthus altissima	Seeds, suckers, weak wood, invasive
White Poplar	Populus alba	Suckers, shallow roots, weak wood, invasive
Willow	Salix species	Weak wood, shallow roots
Shrubs		
Bicolor Lespedeza	Lespedeza bicolor	Invasive
Black Alder	Alnus glutinosa	Invasive
Buckhorn	Rhamnus cathartica, R. frangula	Invasive
Bush Honeysuckles (Amur, Marrow, Tartarian)	Lonicera maackii, L. tatarica, L. morrowii	Invasive
Privet	Ligustrum	Invasive
Cotoneaster	Cotoneaster species	Fruit bearing, wildlife attractant
Multiflora Rose	Rosa multiflora	Invasive
Winged Burning Bush	Euonymus alatus	Invasive
Viburnum	Viburnum species	Fruit bearing, wildlife attractant
Groundcovers and Vines		
Creeping Charlie	Glechoma hederacea	Invasive
Creeping Jenny	Lysimachia nummularia	Invasive
Crown Vetch	Coronilla varia	Invasive
Japanese Honeysuckle	Lonicera japonica	Invasive
Japanese Hops	Humulus japonicus	Invasive
Kudzu	Pueraria lobata	Invasive
Oriental Bittersweet	Calcestrus orbiculatus	Invasive
Periwinkle	Vinca minor	Invasive
Purple Winter Creeper	Euonymus fortunei	Invasive
Flowers & Herbs		
Canada Thistle	Cirsium arvense	Invasive
Dam's Rocket	Hesperis matronalis	Invasive
Garlic Mustard	Alliaria petiolata	Invasive
Japanese Knotweed	Polygonum cuspidatum	Invasive
Purple Loosestrife	Lythum salicaria	Invasive, prohibited by Indiana Law
Sericea Lespedeza	Lespedeza cuneata	Invasive
Star of Bethlehem	Ornithogalum umbellatum	Invasive
Sweet Clover	Melilotus alba, M. officinalis	Invasive
Grasses		
Common Reed or Phragmites	Phragmites australis	Invasive
Japanese Still Grass	Microstegium vimineum	Invasive
Maiden Grass	Miscanthus sinensis	Invasive
Reed/Canary Grass	Phalaris arundinacea	Invasive
Smooth Brome	Bromus inermis	Invasive
Tall Fescue	Festuca elatior	Invasive

Developmental Standards

H. Lighting (Revised 12.16.14 – Ord. #52, 2014)

1. On-site Lighting

For the purposes of administering and enforcing this District, on-site lighting shall refer to freestanding light fixtures located on the premises and out of the public right-of-way.

a. Design Limitations

All on-site lighting shall be completely enclosed and not flat in shape to prevent perching and nesting of birds. The open construction of such features is prohibited.

b. Height Limitation

All freestanding light fixtures, such as pole mounted parking lot lighting, shall be limited to a maximum total height of thirty (30) feet throughout the entire Columbus Municipal AirPark PUD. The height shall be measured as the distance between the grade level of the surface being illuminated and the bottom of the lighting fixture. All freestanding lighting shall make use of ninety (90) degree cut-off fixtures with fully recessed lens covers.

c. Illumination

All lighting fixtures must be illuminated using a low heat transfer fixture, such as LED, to further prevent perching in the cool season.

d. Spillage

With the exception of lights used for aviation, there shall be a maximum of 0.1 foot candle where the Columbus Municipal AirPark PUD boundary abuts an adjacent property.

2. Exterior Illumination of Buildings

The uplighting of the exterior of a building within the Columbus Municipal AirPark PUD shall be prohibited. Building facades may be illuminated using downlighting (where objects or areas are illuminated from above where the lighting comes directly from overhead) provided that all fixtures are located, aimed, and shielded so that light is directed only onto the building façade. Building façade light fixtures shall be designed and installed so as to wash the façade of the building with light rather than to provide a spotlight or floodlight effect. In no instance shall a buildings exterior illumination be directed toward a public right-of-way, adjacent property, or the sky.

3. Lighting of nonconforming structures and trees

Refer to the Airport Hazard Area Overlay District of the Columbus Zoning Ordinance, as amended from time to time.

I. Signage (Revised 12.16.14 – Ord. #52, 2014)

1. Sign Design

All signs shall be designed so that the sign face is flush and sealed. Projecting elements of a sign are prohibited as they allow for nesting and perching of birds, becoming a wildlife attractant. In addition, the back of all signs shall be sealed and void of any perching/nesting opportunities. Any sign with a corrugated back shall have vertical lines instead of horizontal lines.

2. Illumination of Signs

Signs may be illuminated externally or internally, including through the use of back lighting and flood lighting. Signs that portray movement are prohibited. The source of any external illumination shall be located, aimed and shielded so that light is directed onto the sign face. No exposed bulb or lamp shall be used on the exterior surface of any sign so as to expose the face of the bulb, light or lamp to any public right-of-way, adjacent property, or towards the sky.

3. Location of Signs by Sign Type

In no instance shall commercial signage be located within the public right-of-way. The location of signs within the Columbus Municipal AirPark PUD will be as prescribed by the following table. The type of sign permitted within the PUD, and their subsequent requirements are as follows:

M. Drainage

No permanent structure shall be permitted to be located in a drainage easement without express written permission from the City of Columbus Engineering Department.

For the purposes of administering and enforcing this Ordinance the storm water management standards established by the Columbus Engineering Department shall apply, with the exception of the Department's open water storm water management standards given their nature of attracting wildlife. All open water areas proposed within the Columbus Municipal AirPark PUD shall be based on flight patterns of aircrafts and the location of proposed features and be consistent with the open water standards prescribed by the United State Department of Agriculture (USDA) & Animal and Plant Health Inspection Service (APHIS), as amended from time to time, and/or the Federal Aviation Administration (FAA), as amended from time to time.

In addition all developers/tenants will be encouraged to reduce soil erosion and sedimentation by minimizing the removal of vegetative cover, and employ the use of the following temporary and permanent best management practices.

The following measures for site grading and clearing are strongly encouraged as they are intended to reduce soil erosion and sedimentation that originates from the development or redevelopment of land.

1. Minimization of the Removal of Vegetative Cover

A developer shall remove no more vegetation than is necessary to construct the approved development.

2. Temporary Best Management Practices

A developer shall install temporary mulching, such as straw bales, on areas to be left bare of plant material for an extended period of time. These temporary best management practices shall then be removed no later than twelve (12) months from the date in which they were installed.

3. Permanent Best Management Practices

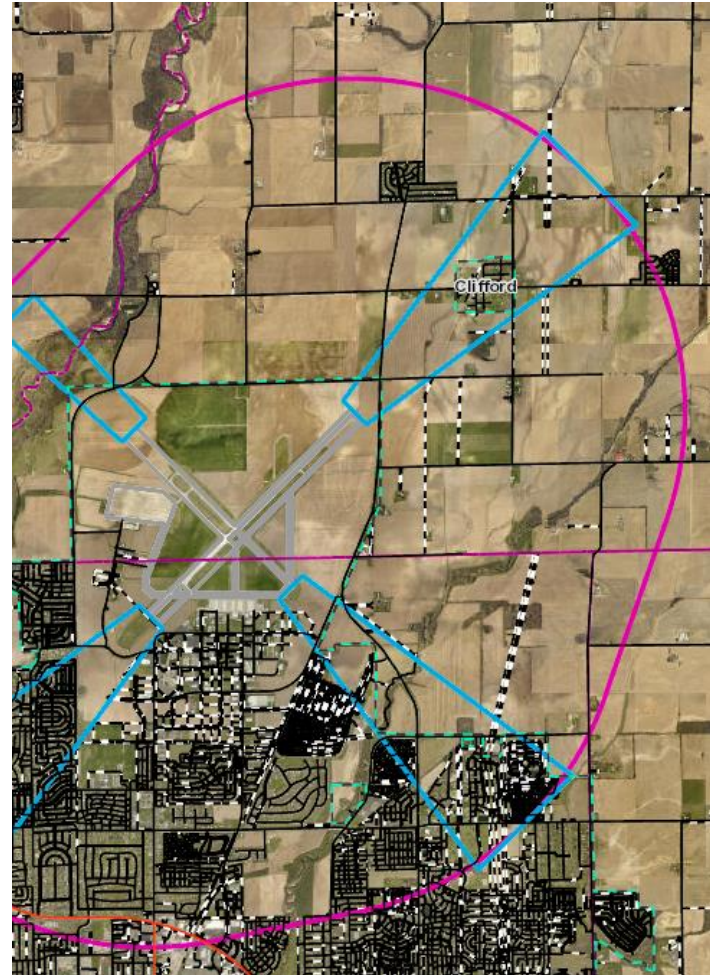
A developer shall provide de-silting basins to remove sediment from runoff water.



Lessons Learned

Positives of the PUD

- Easy to Identify Potential New Tenant Locations
- Tenants know there are rules to everything they do
- Easily Accessible and Digestible – 47 pages
- Keeps Planning Department and Airport on the Same Page



Lessons Learned

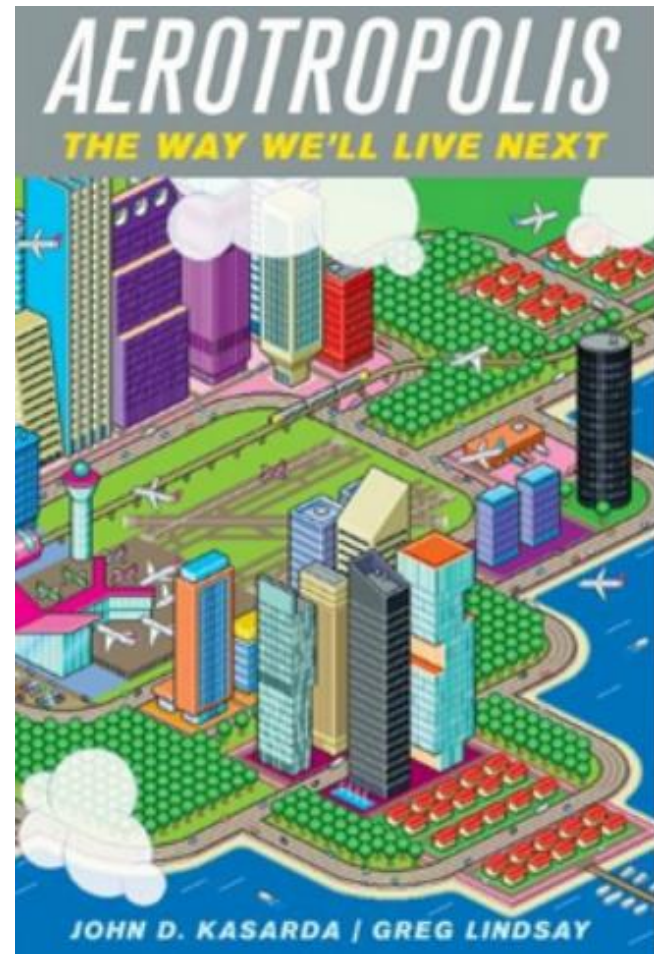


Negatives to the PUD

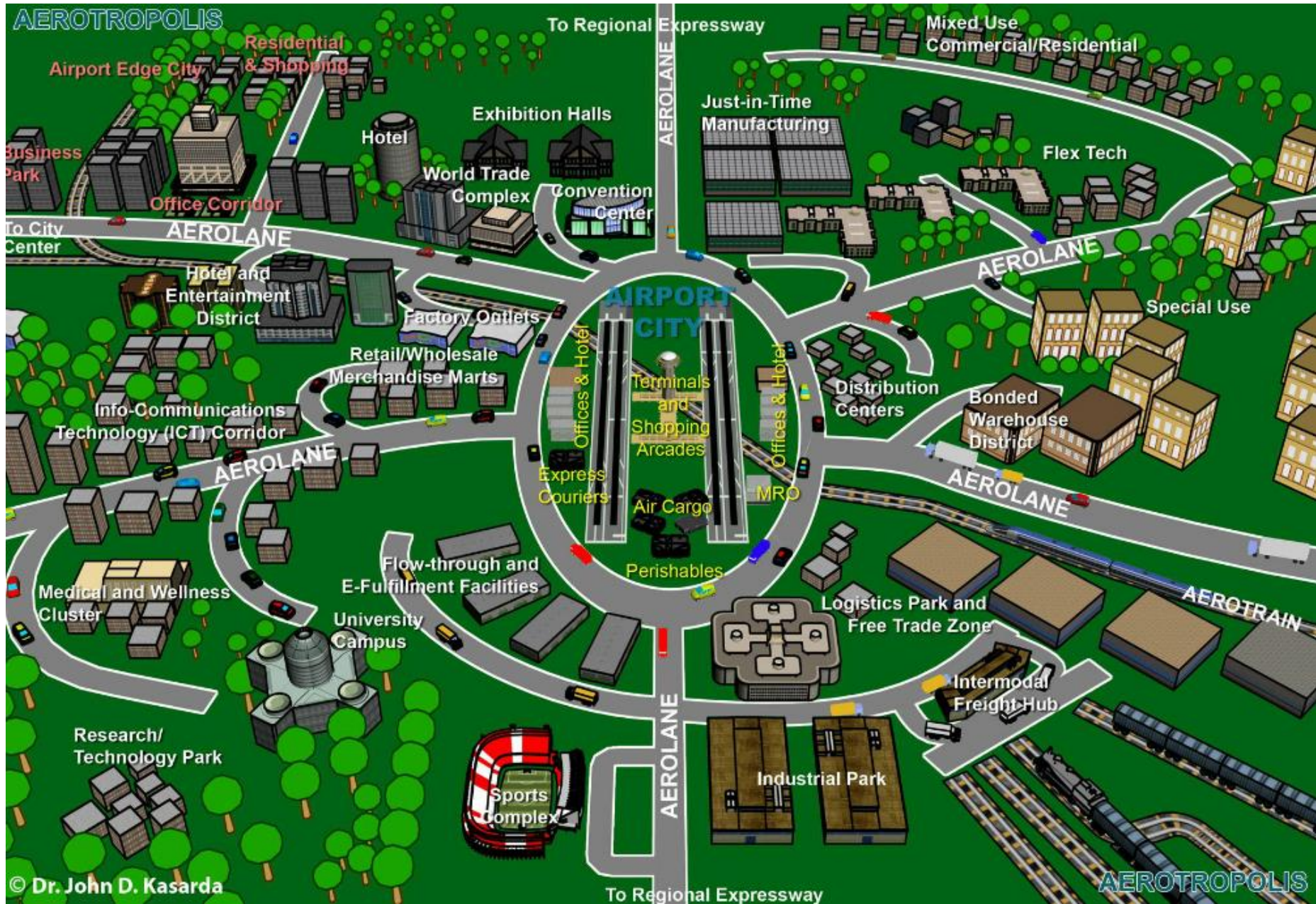
- Initially Too Specific
 - Lights with Domed Top
- Opportunities
 - Student Housing
 - Indoor Sports Complex
 - Commercial
- Timeline to Modify

Future Plans

- Concept of Aerotropolis
- Create an Airport City
- Work to Identify Needed Tenants



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Value in working with State

1. Greater outreach with Businesses unfamiliar with your local government
2. Better understanding of Incentives, Grants, Programs available to assist the airport in development for future business demands
3. Airport will be featured in Indiana's Site Selector Database. Gives Airports sites a distinct competitive advantage
4. Less competition against other general aviation airports on states database
5. Creates shovel ready sites for any business whether from State or from local EDC group.
6. Airport and Community Leaders better connected to State officials and more visible with statewide economic development initiatives.
7. Increased Airport recognition in Community
8. Increased Airport recognition in State

Benefits to Businesses

1. State Certified Shovel Ready sites = less time permitting, ready for development to meet their construction completion time, lowers development cost
2. State Certified Shovel Ready sites lower risk and unpredictability
3. State Certified Shovel Ready sites give the business a level of comfort and the State opportunity to assist with incentives
4. State Certified Shovel Ready sites illustrate a communities commitment to new business
 1. Increased Airport recognition in community
 2. Increased Airport recognition in State

Levels of Indiana Certified Shovel Ready Sites

1. Indiana Site Certified Silver (Bottom Tier)



2. Indiana Site Certified Gold (Middle Tier)



3. Indiana Site Certified Prime (Top Tier)



Indiana Site Certified Silver



1. No size limit
2. No proximity to state highway
3. Support from LUG-CEO
4. Clear Title – 50 year title search
5. Zoning not required
6. ALTA Survey
7. Topo map using LIDAR
8. Aerial Map
9. Phase 1
10. Wetland Delineation
11. Letter from INDOT addressing appropriate use of site
12. Utility Service capacity and distance defined

Indiana Site Certified Gold



1. 20 contiguous acres
2. 5 miles from state highway
3. Zoning required
4. Geotechnical study required
5. Seismic hazard map
6. No recs or site clear
7. Desktop archeological investigation
8. Utility to property line or future build located in public right of way

Indiana Site Certified Prime



1. 30 contiguous acres
2. 2.5 miles from state highway
3. Zoning required
4. Geotechnical study required
5. No recs or site clear
6. Archeological investigation
7. Utility to property line
8. LUG, LEDO or REDO must own property or have agreement with property owner

Aerial Map: Map of the site using photographs showing layout and location from an elevated position.

Archaeological Investigation: Archaeological records checks including a thorough investigation of documentary records, historical maps and plans of the area, photograph evidence, geological information as well as all relevant data from the IDNR DHPA along with a Phase 1a Reconnaissance Report.

ALTA Map: Survey map including boundary lines, location of the main building with improvements, location of ancillary buildings, identification of easements (access rights by service companies such as water, gas, telephone, railways, and other utilities).

Clear Title: The fifty-year title search found no liens, mortgages, judgments, encumbrances, or unpaid taxes.

Contiguous Acres: All acreage must be uninterrupted, touching or connected throughout in an unbroken sequence.

Current Documents: Completion of annual updates ensuring the status and information on the Site and Building Database is accurate.

Desktop Archaeological Investigation: Desk-top assessment will include a thorough investigation of documentary records, historical maps and plans of the area, photograph evidence, geological information as well as all relevant data from IDNR.

Established Price: Letter from the property owner includes a sale and/or lease price.

Support from LUG-CEO: The chief elected official from the local unit of government has submitted a letter of support for the project.

Five miles from two-lane highway transportation: The site must be a minimum of five miles from an INDOT designated state or federal highway.

Infrastructure to the property line or on the property: The site must have water, wastewater, electric, natural gas and high speed communications to the property line or located on the property.

Letter from INDOT addressing appropriate use of site: Letter from INDOT district office discussing transportation access points for the site.

Free of environmental concerns: The Phase I Environmental Assessment returned without any Recognized Environmental Conditions (REC) or documentation demonstrates all contaminants have been cleaned up.

Phase I Environmental Assessment: Report identifying potential or existing environmental contamination liabilities. Includes examination of potential soil contamination, groundwater quality, and surface water quality. Must be based on ASTM standards E 1527-00 or 1527-05.

Phase II Environmental Assessment: Report following the identification of a Recognized Environmental Condition (REC) during the Phase I Environmental Assessment. Includes collection of soil samples and/or ground- water and surface water. Only required if the Phase I Environmental Assessment identified REC (s).

Proper Zoning: Site is located in a jurisdiction that has a planning department established in compliance with IC 36-7-4 and the selected industry profile (s) is/are consistent with the local zoning ordinance.

Public Right of Way: an easement granted or resected over the land for transportation purposes. This could be a highway, public footpath canal, or pipelines.

Seismic Hazard Map: Inclusion of mapping of the site to verify seismic hazard %g for 2% in 50 years peak ground acceleration (PGA).

Geo tech survey: Study investigating sample soil borings taken at site to obtain information on the physical properties of the site's soil and rock to determine the strength and properties of a required building foundation. Report will determine any known risk factors including seismic vibration/activity, fault lines, sink holes and past under- mining. Must meet the requirements of one soil boring for every ten acres of land and each soil boring must be a minimum of 20 feet in depth.

Topographical Map using LIDAR: LIDAR mapping is a technological form of mapping that uses high-resolution to project deep set imagery that collects data via LIDAR and provides a detailed image.

Utility capacity and distance defined: Letters from utility providers identify the site's capacity and distance for water, wastewater, electric, natural gas and high speed communications to the property line or located on the property or the community has demonstrated the ability to construct and pay for the infrastructure up to the property line.

Wetland Delineation: Report performed by a certified professional determining wetland boundaries or locations on the property.

Threshold			
Documentation Needed	Silver	Gold	Prime
Size of site	None	Minimum of 20 contiguous acres	Minimum of 30 contiguous acres
Distance to highway	None	5 miles from state highway transportation	2.5 miles from state highway transportation

A. Community Support (Executive-Level Local Government Official Support)			
Documentation Needed	Silver	Gold	Prime
Letter from Chief Elected Official	Yes	Yes	Yes
Letter from Applicant with summary of qualification of site for shovel ready program	Yes	Yes	Yes

B. Site Ownership/Control (Clear Title or Development Option)			
Documentation Needed	Silver	Gold	Prime
Letter from property owner/option holder stating that site is for sale/lease. Letter signed by property owner stating: 1) Unequivocal willingness to transact with any legal party/developer, 2) Person is legal owner with full authority to transact, 3) Price OR Current real estate listing agreement may substitute for letter OR Copy of option agreement	Yes	Yes	
LUG, LEDO, or REDO must own the property or have option agreement with property owner			Yes
Fifty-year title search including: 1) Copies of results and findings 2) Letter stating time period covered in search	Yes	Yes	Yes
Title and encumbrance report	Yes	Yes	Yes
Copies of current property tax records	Yes	Yes	Yes

C. Local Zoning Ordinances (Identification of current zoning & proof of special taxing district)

Documentation Needed	Silver	Gold	Prime
Official letter from local zoning official providing proof of adopted ordinances and permitted uses of site	Plan to discuss how site will overcome lack of zoning	Yes	Yes
Highlight excerpts from adopted zoning ordinance		Yes	Yes
Relevant portion of zoning map		Yes	Yes
Narrative with a map of land use descriptions of adjacent properties	Yes	Yes	Yes
Menu of tax incentives available identified			Yes

D. Maps (Identification of boundaries & infrastructure)

Documentation Needed	Silver	Gold	Prime
ALTA survey	Yes	Yes	Yes
Site map Showing site layout and location	Yes	Yes	Yes
Topographical map using LIDAR	Yes	Yes	Yes
Aerial Map	Yes	Yes	Yes
Plat map showing site (if site is platted)	Yes	Yes	Yes

E. Environmental

Documentation Needed	ISR-Silver	ISR-Gold	Prime
100-year flood plain map of site and environs. (To be provided by FAST Team)	Yes	Yes	Yes

<p>1) Soil Borings/ Geotechnical Study</p> <p>a) Geotechnical Report conducted by a Soil Engineer and supporting information based on the following standards:</p> <p>i) Brief summary highlighting relevant report sections of Geotechnical Study</p> <p>(1) Sample soil borings on soil conditions and stability taken at the site, burying capacity</p> <p>(2) Identify soil type at site</p> <p>(3) Exact number of soil borings will be based on the site's acreage meeting the requirement of one soil boring for every ten acres of land</p> <p>(4) 20 feet is the accepted minimum depth for soil borings or auger refusal</p> <p>ii) Map to scale depicting location and depth of soil borings</p> <p>iii) Brief summary highlighting any known risk factors including seismic vibration/activity, fault lines, sink holes or past undermining</p> <p>iv) Copies of all reports data and/or documentation</p>			
<p>Inclusion of mapping of the site to verify seismic hazard %g for 2% in 50 years peak ground acceleration (PGA).</p>		Yes	Yes
<p>Phase I report and supporting information based on ASTM standards E 1527-13. Any materials and records requested Appendix III. Including 1) Brief summary highlighting relevant report sections of Phase I, 2) Copies of all reports, data and/or documentation, brief summary regarding Phase II (if relevant), 3) Brief summary highlighting issue and indicating if further investigation is planned regarding known contaminants (if relevant) Disclosure Document.</p>	Phase I w/no RECs or Phase II	No recs or site clear	No recs or site clear
<p>Phase II Report following the identification of a Recognized Environmental Condition (REC) during the Phase I Environmental Assessment. Includes collection of soil samples and/or groundwater and surface water. Only required if the Phase I Environmental Assessment identified REC (s).</p>	Based on Phase I	Based on Phase I	Based on Phase I
<p>IDEM Air Quality Maps with county clearly marked</p>	Yes	Yes	Yes

Wetland delineation report conducted by trained professional. A map to scale depicting the location, extent and wetlands/waters.	Yes	Yes	Yes
USACE jurisdictional determination	Yes	Yes	Yes
If except isolated wetlands are present, document their location, extent and rationale for exemption.	Yes	Yes	Yes
Desktop archeological investigation- desk-top assessment will include a thorough investigation of documentary records, historical maps and plans of the area, photograph evidence, geological information as well as all relevant data from the local Historic Environment Record (HER)		Yes	
Archeological investigation- desk-top assessment will include a thorough investigation of documentary records, historical maps and plans of the area, photograph evidence, geological information as well as all relevant data from the local Historic Environment Record (HER) along with field inspections of the site.			Yes

F. Transportation (Capacity clearly defined)			
Documentation Needed	Silver	Gold	Prime
Letter from INDOT district office addressing appropriate use of site. Copies of traffic impact study (if applicable)	Yes	Yes	Yes
Inclusion of site map indicating existing and permissible access	Yes	Yes	Yes
Inclusion of dated area wide maps or dated aerial photography with markers for selected destinations and primary routes.	Yes	Yes	Yes
Letter from rail service/ port provider demonstrating capability and commitment to service site.	Yes	Yes	Yes

G. Utilities (Capacity clearly identified and to the property line)

Documentation Needed	Silver	Gold	Prime
Letter from water service provider detailing capacity, distance and service at site.	Capacity and distance defined	To property line or future build located in public right of way	To property line or future build located in public right of way
Letter from wastewater service provider detailing capacity, distance and service at site.	Capacity and distance defined	To property line or future build located in public right of way	To property line or future build located in public right of way
Letter from electric service provider detailing capacity, distance, and service at site.	Capacity and distance defined	To property line or future build located in public right of way	To property line or future build located in public right of way
Letter from natural gas service provider detailing capacity, distance and service at site.	Capacity and distance defined	To property line or future build located in public right of way	To property line or future build located in public right of way
Letter from high speed communication service provider detailing capacity, distance and service at site.	Capacity and distance defined	To property line or future build located in public right of way	To property line or future build located in public right of way

H. Miscellaneous (Demographics and workforce)

Documentation Needed	Silver	Gold	Prime
Identification of emergency, public safety and protective services, fire marshal, fire protection district chief or similar authority addressing adequate service for fire	Yes	Yes	Yes
Population & unemployment data including list and descriptions of major employers within 50 miles and list of similar-business closures in past two years within 50 miles	Yes	Yes	Yes

Summary

- Litany of Regulations governing airports
 1. FAA has sole authority over safe and efficient use of nation's airspace
 2. Local governments have jurisdiction over land use controls off airport
 3. Land use on Airports is controlled by grant obligations between airport and FAA
 4. Any non-aeronautical land use on Airport has to be approved by FAA
 5. Compatible development on and around airports benefits everyone
- Planned Unit Development (PUD) is beneficial in guiding compatible land uses
- Working with State provides greater outreach and increased opportunities
- Shovel Ready Sites mitigate risks for potential businesses
- Working with State may provide incentives for businesses coming to Airport
- Who's your **CHAMPION?**

Questions?

Thank you for the opportunity to
present at the 103rd Purdue Road
School Conference

