

Sequim Valley Airport Current & Future Projects 2018 and Beyond



Big Hangar

Upgrades started in 2017 and are now complete. This includes new LED lighting, new insulation, new flooring, area clean up, pressure washing, and sheet metal repairs on south side. The shed on the west side will eventually be rebuilt.

The hangar has recently been leased to a private party at an increased monthly rate for the next 3 years.



Additional Tie-Down & Fly-In Area

Corn will no longer be grown in the field between the hangars and runway. The farmer, Troy Smith has planted grass hay and the field will become an overflow parking area for Air Affaire Fly-In aircraft. This could also serve as an additional aircraft tie-down area in the future if needed.



Paving Projects



- Ongoing pavement repair and maintenance
- Repainting of "Hold Short of Runway" lines
- Pavement repair around hangars on north and west side
- Repave taxiways, ramp and runway using grants from Washington State
- Pave airport parking lot and gravel road to existing hangars
- Repave airport entry road from the Old Olympic Highway to parking lot

Airport Entry Road

Pothole repairs, possible repaving and additional tree trimming in 2018



Taxiway & Ramp Reconstruction

(Projected 2019 depending on WSDOT State funding awards)



PROJECT SCHEDULE:

2017 - DESIGN (APRON AND TAXILANES)
2018 - APRON & TAXILANE CONSTRUCTION
2019 - 2 TAXILANE CONSTRUCTION

Above Ground 100LL Fuel Tank 2017

The underground fuel tank is being replaced by a newer double wall fuel aviation fuel tank. The current underground tank will be taken out of service and is scheduled for removal in 2019 or later



Installation Of New Runway Entrance Signs On Taxiways



Eagle Scout Project (Weston Mason) 2017

- Replace/ upgrade logs in Airport Parking Lot
- Remove old logs
- Install red/green runway end lights on east end of runway



Additional Airpark Lots

DISCOVERY TRAIL FARM AIRPARK

A neighborhood for pilots and their families

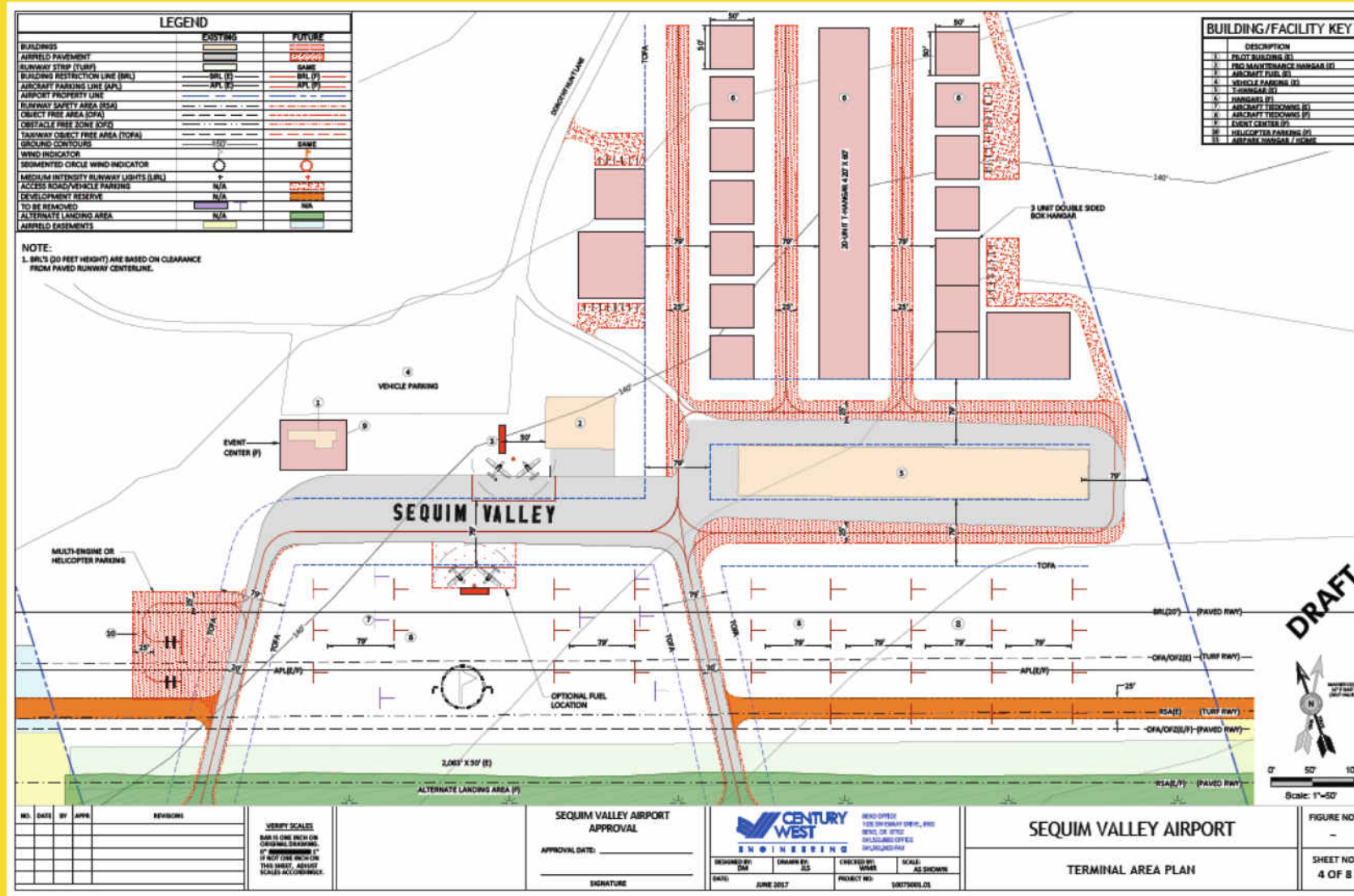


Possible Phase 3
for Discovery Trail
Farm Airpark and
or additional
surrounding lots
for hangar home
development



Possible Future Hangar & Building Projects

Possible PUD water from Carlsborg Road might enhance and help this project in the future



FUTURE RESTAURANT / AVIATION COMMERCIAL BUILDING / EVENT CENTER / HANGAR

THE BUILDING



- This would feature tall ceilings with exposed wooden beams and log poles for supports. There will be a rock fireplace (propane). Floors will be a mixture of wood with stone, tile and possibly hardwood. Granite countertops would be featured in some locations. Large south facing windows would take advantage of the views with a partially covered outside porch or deck with tiki or propane torches
- The building will be a metal building with a local Northwest feel and look. There will also be a small tower room on the top of the building with views for special meetings or events. The building would have an aviation theme with aviation artwork, airplane models and local aviation history throughout. A small microbrewery or wine tasting room could be incorporated into this project
- There will be 2 – 4 additional offices that would be rented out to aviation related businesses. A small flight planning room, storage room and janitorial closet would be included
- Restrooms would be installed which would service the entire building

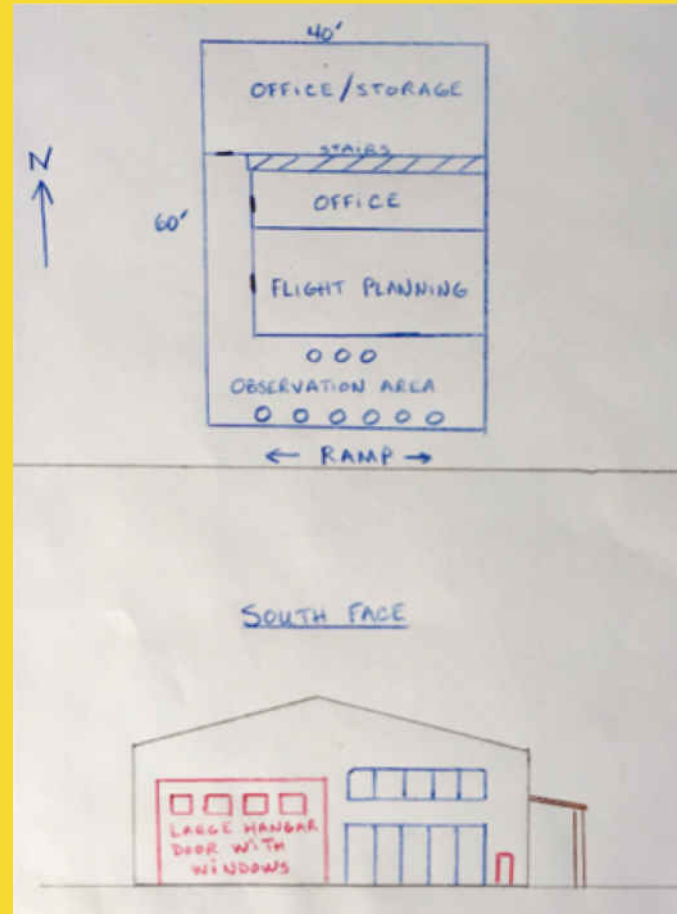
FUTURE RESTAURANT / AVIATION COMMERCIAL BUILDING / EVENT CENTER / HANGAR *AMENITIES*



- The new restaurant and /or commercial kitchen at Sequim Valley Airport would be an aviation and local history themed meeting and event center. If a restaurant is incorporated into the building, it leased and operated by an outside party
- Patrons would be mostly locals and a few fly in pilots who might want to come out to watch airplanes take off and land while enjoying a spectacular mountain view in the background while they attend a event or dine. This is unique in that would be the only area facility to offer a excellent mountain view.
- The restaurant and /or commercial kitchen along with meeting facility would have a casual, relaxed feel and atmosphere. This would be a fun place for people of all ages to come to with wireless internet, stereo system, and projection screen.
- Partially open kitchen and an open area with tables and also booths in one area for privacy. The restaurant and / meeting room could be expanded into the attached hangar for larger events and meetings. Large sliding doors that would normally separate the hangar from dining area / meeting room. There might also be a separate outside stage by the fuel tank for weddings.
- Outside soda vending machine, stage for music near the fuel tank and and seating options in the summer.
- Revenue would come from hangar rent, office rent, meetings and events. Weddings and anniversaries would likely produce the largest portion of revenue.

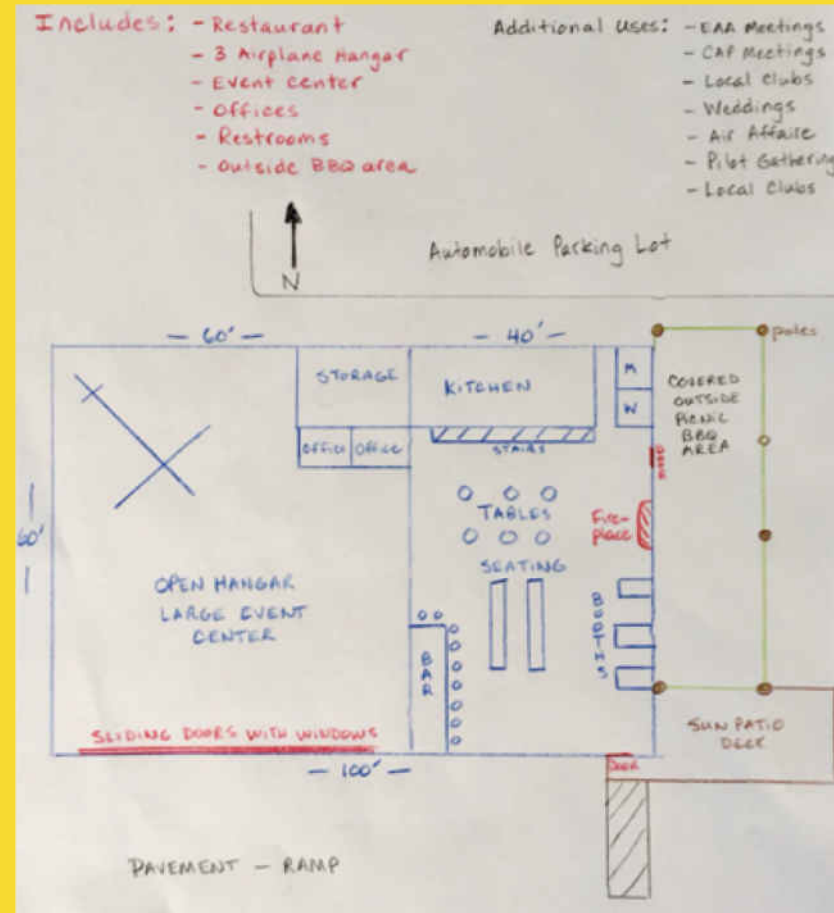
FUTURE RESTAURANT / AVIATION COMMERCIAL BUILDING / EVENT CENTER / HANGAR

UPPER LEVEL – SECOND STORY



FUTURE RESTAURANT / AVIATION COMMERCIAL BUILDING / EVENT CENTER / HANGAR

GROUND FLOOR

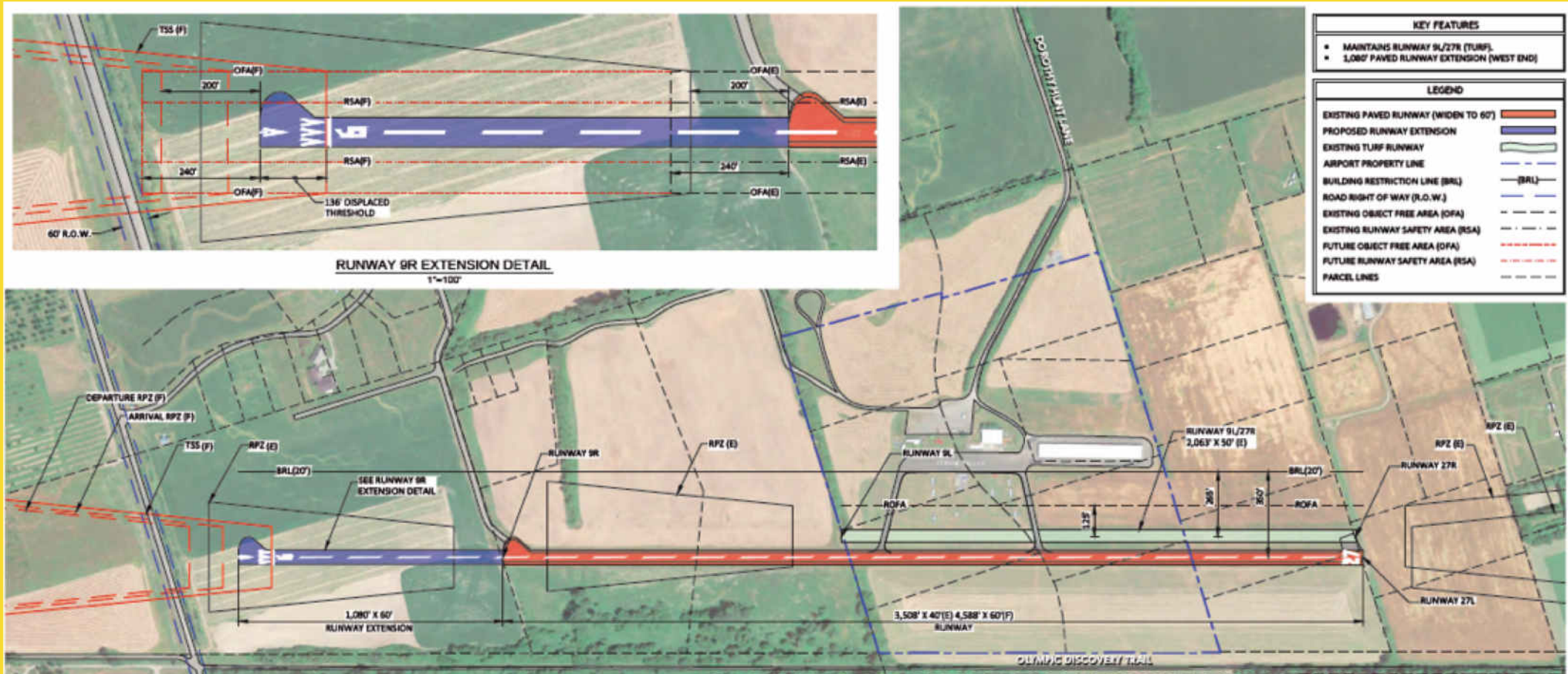


Possible Acquisition of Properties East Of The Runway



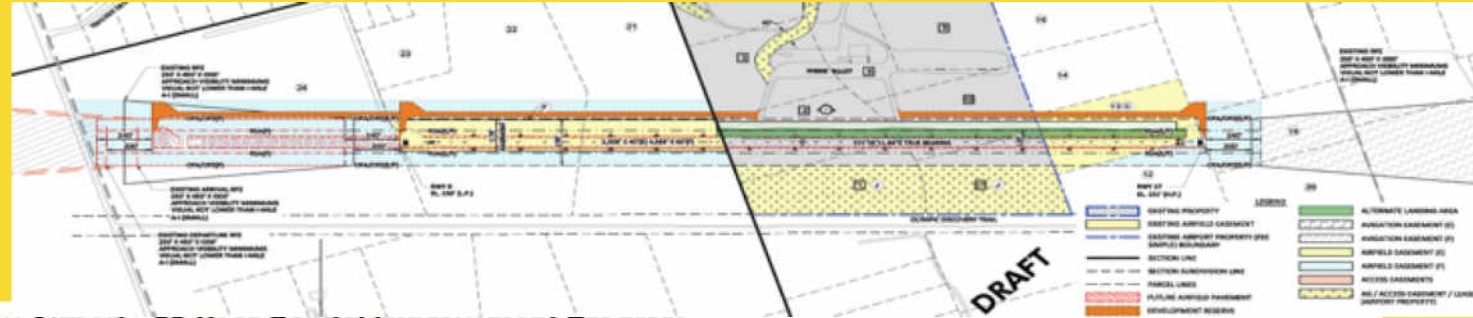
This would provide additional clearways / easements for future water & sewer along with access roads from the east. Runway and taxiway extensions to the east might be possible too.

Long Term Runway and Taxiway Improvements (if needed)



A easement is in place to extend the runway up to 1000' to the west.

20-Year Plan



Sequim Valley Airport - 20-Year Capital Improvement Program

Project Year	Project Name	Project Type
Short-Term (2016-2020)	Main Apron/Taxilane Rehab Project (2012 PCI 18) & Access Taxiway Rehab Project (Reconstruct Two Taxiways - 2012 PCI 39)	Rehabilitation
	Property Acquisition (17 Acres - RWY 27 Approach/RPZ)	Property Acquisition
	Airport Access Road (Option 1 - Paved Asphalt)	Rehabilitation
	Airport Access Road (Option 2 - Unpaved Gravel)	Rehabilitation
	Obstruction Clearing (RWY 27 Approach) (1 acre)	Obstruction Removal
	Beacon Replacement & Pole	Lighting
Long-Term (2021-2036)	RSA/OFA Improvements and Clearing (to improve grading)	Rehabilitation
	Runway Rehab Project (Option 1 - Overlay, widen to 60 feet at existing length 3,508')	Rehabilitation
	Runway Rehab Project (Option 2 - Overlay, widen to 60 feet & extend to future length 4,588')	Rehabilitation
	Install Runway Edge Lights (LIRL or MIRL Option 1 - Existing Length 3,508')	Lighting
	Install Runway Edge Lights (LIRL or MIRL Option 2 - Future Length 4,588')	Lighting
	Turf Tiedown Reconfiguration/Replacements (12 Tiedown Positions)	Facility
	T-Hangar Taxilanes Rehab Project (Widen to 64.5 feet to meet OFA standards)	Rehabilitation
	Airport Parking Lot (Paved Asphalt)	Rehabilitation
	Install AWOS	Instrumentation
	Install PAPI	Instrumentation
	Taxilane Construction (1 taxilane construction)	Construction
	Runway Rehab Project (Sealcoat/Repaint Markings)	Rehabilitation
	Parallel Taxiway Project (Option 1 - Existing runway length 3,508')	Construction
	Parallel Taxiway Project (Option 2 - Future runway length 4,588')	Construction
	Install Taxiway Edge Lights (LITL or MITL for Future Taxiway Length 4,588')	Lighting
Airport Layout Plan Update	Planning	

2018 Annual Air Affaire and Fly-In



2018 Olympic Peninsula Air Affaire & Sequim Valley Fly-In

Located at Sequim Valley Airport

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"Sequim has more VFR days than any airport in Western Washington"

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Additional Possible Future Airport Enhancements

- Corporate hangar(s)
- Additional T- hangars
- Additional small cabins or studio motel units
- Convention area
- Additional "Tiny House" rental units
- Maintenance equipment storage shed
- RV hookups
- Mini storage units
- Upgraded fuel concession 100LL
- Air taxi and courier services
- Aircraft maintenance and parts business
- Avionics shop
- Limited Fixed wing or helicopter flight school
- Possible jet fuel concession
- Mini storage units
- Other airport or aviation related businesses

