

Sequim Valley Airport Current & Future Projects 2021 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.



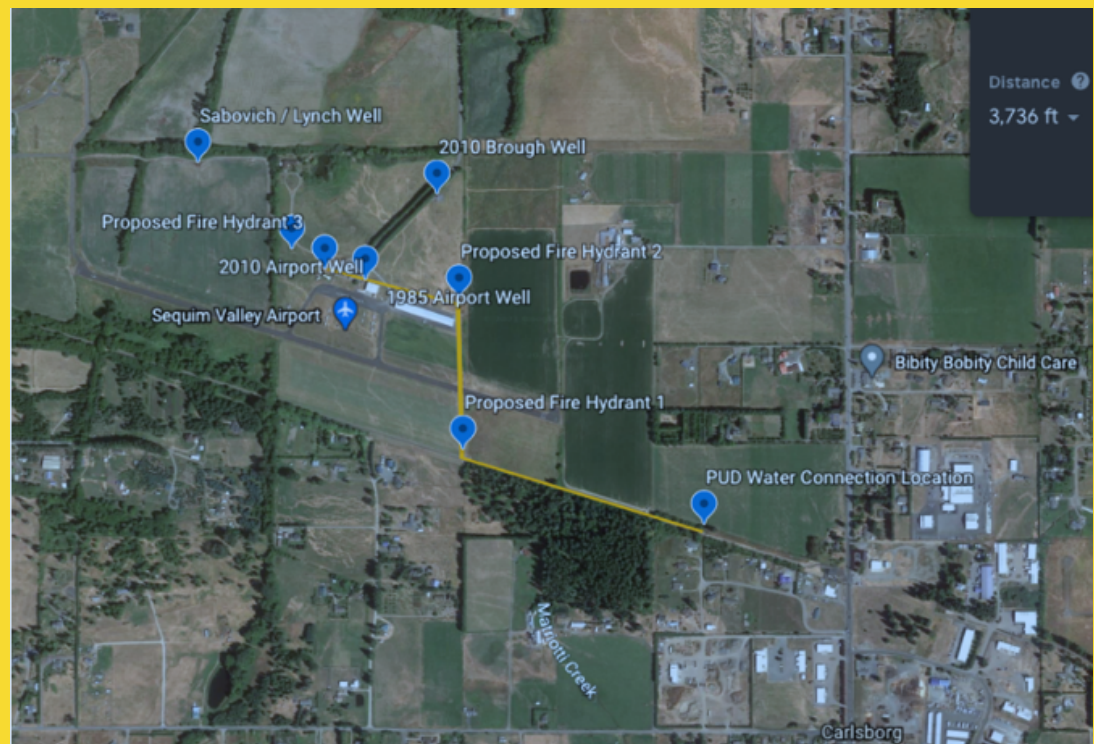
Additional Tie-Down & Fly-In Area

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.



Possible Future PUD Water Access

- Sequim Valley Airport is currently in Discussions with Clallam PUD about possible PUD water access for the Airport. This would help lower construction costs on future buildings and enhance future growth opportunities.
- Route (yellow line) might utilize Olympic Discovery Trail Right of way
- Total distance of proposed water line is approximately 3736 feet



Memorial Pavers – Pave the Way to the Future Project

Thank you to the EAA for setting up a memorial area. This is located at the east end of the parking lot and is a memorial to past EAA pilots. For more information contact Ken Brown (360) 808-3266 president@eaa430.org



Pop Machine Replacement

Due to ongoing issues with the pop machine a small refrigerator has been installed in the Airport Office Trailer. Soft drinks and water are \$1. on the honor system. The pop machine will likely be sold later this year.



New Mower and Storage Shed


- The airport purchased a second zero-turn radius mower this summer to help streamline and expedite the mowing process. There is also be a new 10' x 18' shed for mower and other equipment storage that was installed on the east end of the Main Hangar in October 2020.



Bicycle Loaner Program

- Sequim Valley Airport now has a bicycle loaner program for pilots flying to Sequim and Tiny House renters. Arriving pilots can borrow bikes and helmets located at the Airport Office Trailer for local use up to three hours on a first come / first serve basis. Users must sign a waiver to use the bikes. This is great for pilots and visitors wishing explore the local area and drive down Olympic Discovery Trail to go eat at local restaurants.



 SEQUIM VALLEY AIRPORT FLY-IN
&
TINY HOUSE LOANER BIKES

- Use is for fly-in pilots and tiny house renters only
- Bikes (4) are located on airport office trailer porch
- First come / first serve. Please limit use to 3 hours
- Users must fill out waiver in office trailer and place waiver in adjacent lock box on counter to use bikes
- Helmets are required.
- Loaner helmets are located on the shelf inside behind counter
- Lock combo is 1227

Questions: sequimairport@gmail.com

Tiny House Air BnB rentals

The airport tiny houses that are in partnership with Wolf Industries are doing well and are booked most days. Landscaping, outside chairs and campfire stove were recently added.



Paving Projects



- Ongoing pavement repair and maintenance
- Pavement repair around hangars on north and west side
- Repave taxiways, ramp and runway using grants from Washington State
- Paved gravel road with asphalt from the parking lot to existing hangars (completed 6/2020)
- Repaved airport entry road with asphalt from the Old Olympic Highway (completed 7/2020)

Runway Surface Rehabilitation and Painting

- Projected 2022 depending on WSDOT State funding budget and awards. This would provide a new seal coat and markings paint on the runway.



Taxiway & Ramp Reconstruction

(Projected 2023 or 2023 depending on WSDOT State funding awards)



Above Ground 100LL Fuel Tank

In the summer of 2020, the old underground 12,000 - gallon fuel tank was removed. This was at a cost of \$15K and will reduce a lot of ongoing paperwork and reporting that was required by the State and Department of Ecology. The newer 6000 gallon above ground tank has numerous upgrades and helps streamline the overall fueling operation.



Fuel Rebranding & Upgrades

The aircraft fueling area has been upgraded to concrete. A new much brighter LED light post has been installed for night fueling. The Airport has re-branded to Titan Fuels and a new sign is now installed. This will enable us to split fuel loads with other FBOs and lower our wholesale fuel costs along with implementing a high-quality fuel monitoring program. Ken Brown has taken over fuel billing. His new invoices have a nice look and help streamline the billing process. Thanks Ken!



Installation Of New Runway Entrance Signs On Taxiways



Eagle Scout Project (Weston Mason) 2017

- Replaced & upgraded logs in Airport Parking Lot
- Removed old logs
- Installed red/green runway end lights on east end of runway



Additional Airpark Lots

DISCOVERY TRAIL FARM AIRPARK
A neighborhood for pilots and their families

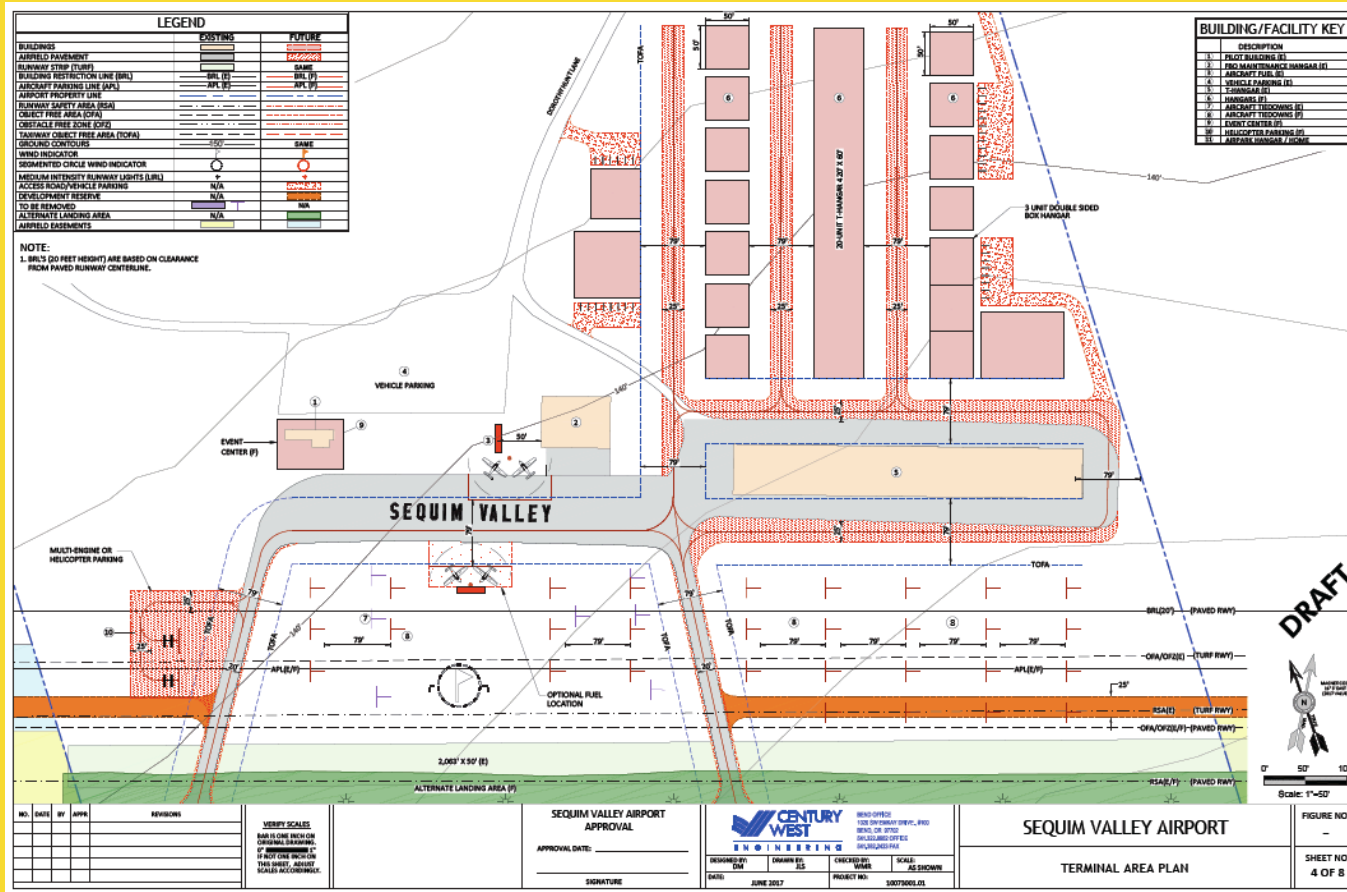


Possible Phase 3
for Discovery Trail
Farm Airpark and
or additional
surrounding lots
for hangar home
development



Possible Future Hangar & Building Projects

Possible PUD water and sewer is currently being considered 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

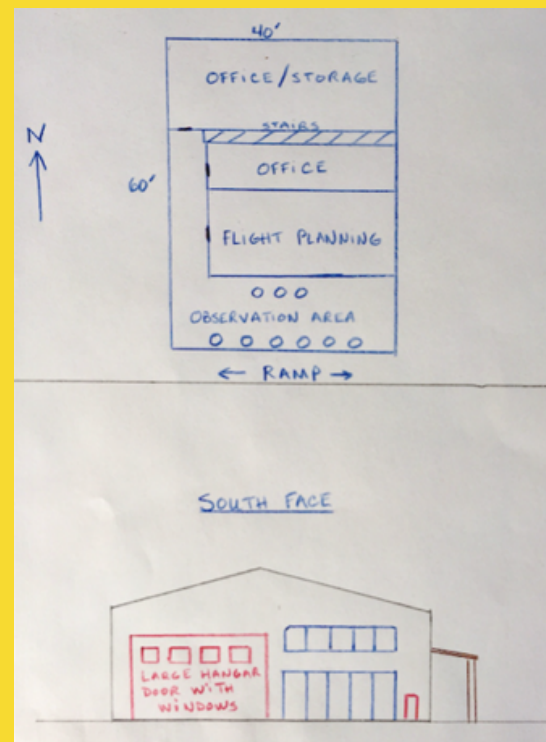
FUTURE RESTAURANT / AVIATION COMMERCIAL BUILDING / EVENT CENTER / HANGAR *AMENITIES*



- 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.

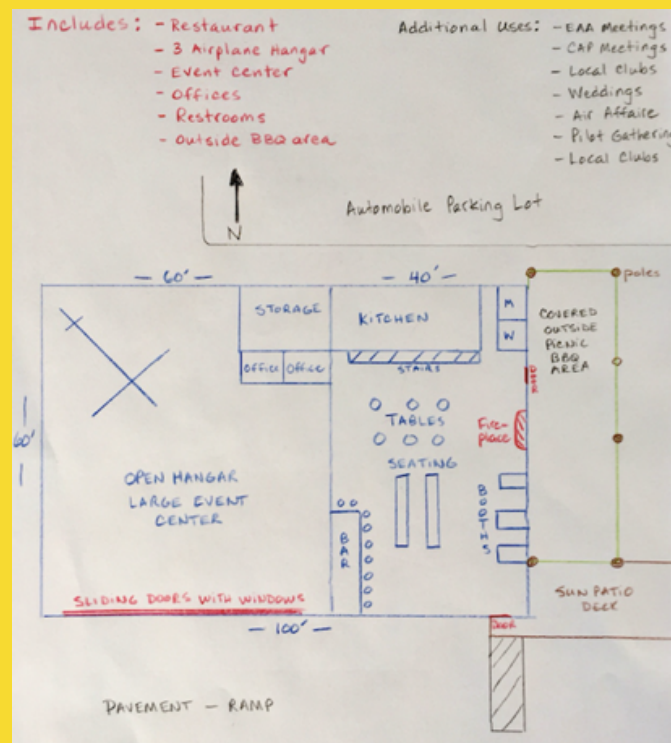
FUTURE RESTAURANT / AVIATION COMMERCIAL BUILDING / EVENT CENTER / HANGAR

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.

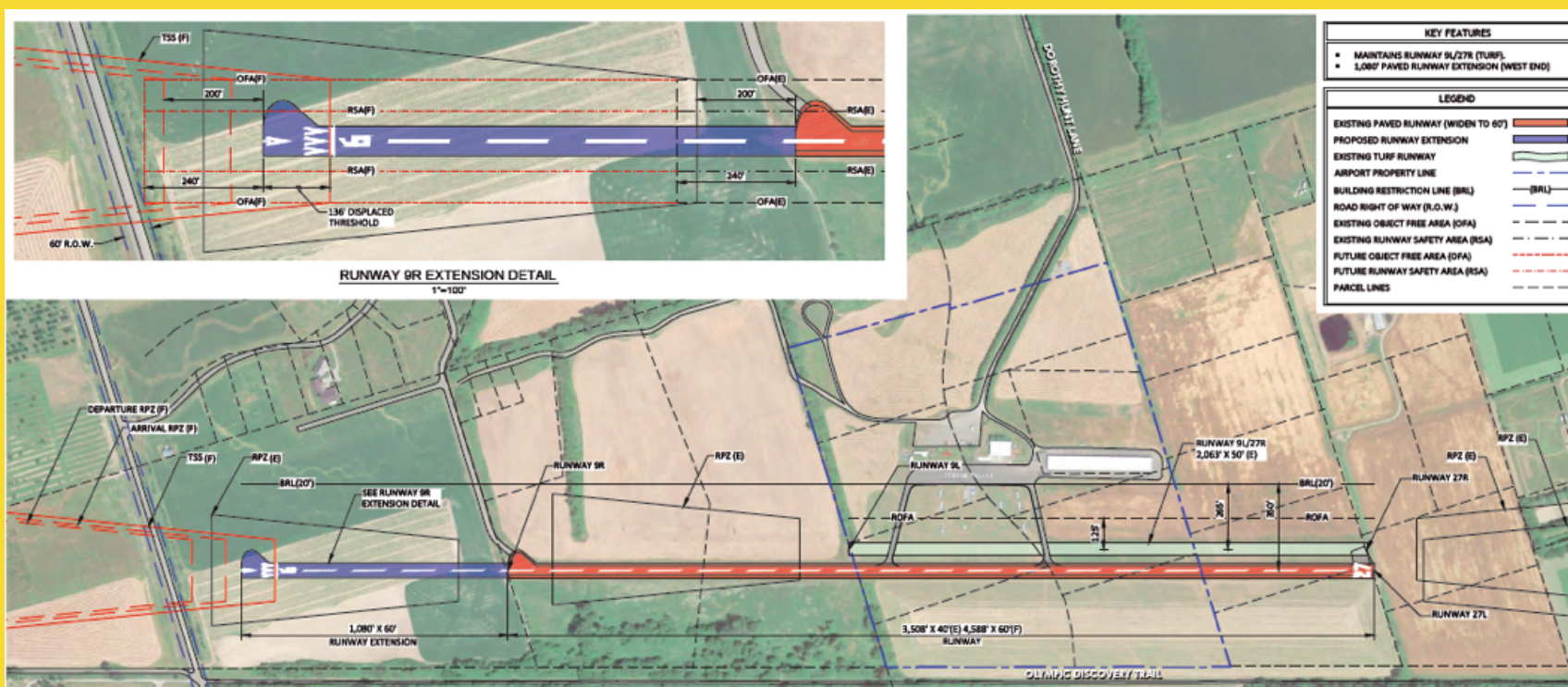
Completion of Airport Layout Plan 2021

After almost 3 years of research work, and planning with WSDOTs Aviation Division and Century West Engineering, our final Airport Layout Plan (ALP) is now complete. The ALP assists us with long term planning and State funding requests. Click on the following link to view the ALP:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:4f0e2cfc-0231-499c-b1da-deda3f5548ee>

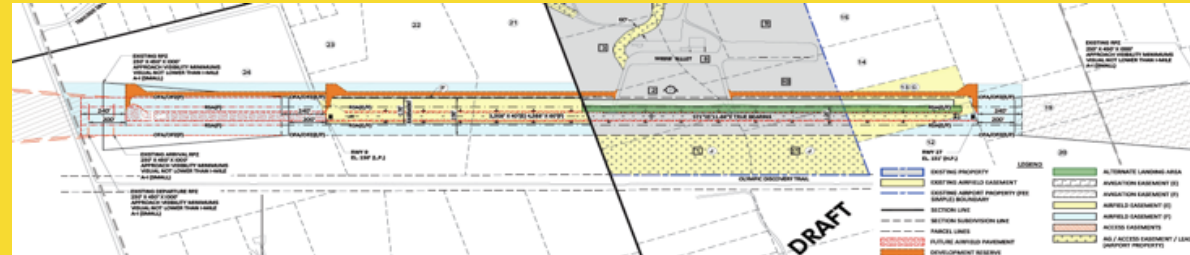


Possible Long Term Runway and Taxiway Improvements (if needed)



An easement is available to possibly extend the runway or runway overrun up to 1000' to the west. This would involve obtaining some additional agreements and permits.

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

2021 Annual Air Affaire and Fly-In

(The 2021 Event subject to COVID restrictions)



2018 Olympic Peninsula Air Affaire & Sequim Valley Fly-In

Located at Sequim Valley Airport

Sequim Valley Airport W28
SequimAirport@gmail.com



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

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Additional Possible Future Airport Enhancements

- Corporate hangars
- Additional T- hangars
- County sewer hookup
- Aviation related manufacturing facilities
- Additional small cabins or studio motel units
- Event Center
- Additional "Tiny House" rental units
- Maintenance equipment storage shed
- RV hookups
- Mini storage units
- 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

