



AIRCO Master Plan Report

Thomas Jewsbury, Executive Director, St. Pete-Clearwater International Airport

Evan Johnson, AICP, Planning Division Manager, Housing and Community Development

Introduction/Background



- **AIRCO Golf Course closed in 2011**
- **FAA Environmental Assessment & Airport Master Plan Update**
- **Taxiway Design & Construction**
- **Consultant (Stantec) hired to develop updated master development plans including cost estimates**

Land Development Opportunities



- **Aeronautical Development**
 - Limited universe of aviation centric developers
 - Strong regional competition - particularly for cargo-related facilities
 - Recommendation for a RFN to identify a master development partner
 - Infrastructure investment likely needed
- **Non-Aeronautical Development**
 - Strong market need for large developable sites – light manufacturing/warehouse and logistical
 - Need to balance space and job density
 - Office opportunities limited though Class B has potential
 - Ground lease requirements likely necessitate local infrastructure investment

Land Development Opportunities

- **Limit of Moderate Wave Action (LiMWA)**
 - Included in the FEMA Floodplain Update
 - Adds construction requirements for projects seaward of LiMWA
 - Significantly reduces developable acreage on Airco

	Pre-LiMWA	Post-LiMWA
Aeronautical	71.43 acres	42.6 acres
Non-Aeronautical	52.5 acres	37.8 acres

- **Impacts of Lease Requirements**
 - FAA allows up to a 50-year maximum ground lease (30-year lease, two 10-year options)
 - Lease terms may create a need for financial support to underwrite infrastructure costs



— Limit of Moderate Wave Action (LiMWA)
□ Airco Golf Course

Single User Development

- **Single User Scenario**
 - 396,000 SF Manufacturing
 - 192,000 SF Office/Commercial
- **Design Attributes**
 - Reduced parking costs – no parking garage structure
 - Easier phasing
 - Reconfiguration of entry off Ulmerton Road – creation of a boulevard
 - Use a portion of Hospitality Drive for parking
 - Reduced traffic on Evergreen Avenue



SCENARIO 7: DEVELOPMENT SUMMARY

Building	Use	Area (SF)	Height (ft)	Parking Ratio	Spaces
Building A	MANUFACTURING	396,000	APPROX. 44-50	2.5 PER 1000 SF	990 SPACES PROVIDED
Building B	OFFICE/COMMERCIAL	192,000	APPROX. 32	4 PER 1000 SF	768 SPACES PROVIDED
Building C	OFFICE/COMMERCIAL	192,000	APPROX. 32	4 PER 1000 SF	768 SPACES PROVIDED
Building D	OFFICE/COMMERCIAL	192,000	APPROX. 32	4 PER 1000 SF	768 SPACES PROVIDED
Building E	OFFICE/COMMERCIAL	192,000	APPROX. 15	4 PER 1000 SF	768 SPACES PROVIDED



Stantec
Stantec Consulting Services Inc.
777 S. Harbour Island Blvd. Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
FL Lic. # LC-C000170

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Client/Project: PINELLAS COUNTY ECONOMIC DEVELOPMENT
ARCO PARCEL, PINELLAS COUNTY, FL
Date: 09/16/2010
Scale: 1" = 400'
Scenario 7 - Ulmva Single User Scenario

Cost Estimates



Assumptions/Caveats

- Horizontal improvements only
- Construction costs include 15% contingency
- Stormwater system includes off-site improvements
- Single User Scenario – access needs approval from St. Petersburg Fire

Airside-Specific Improvements	Costs
Airside-Specific Improvements	\$17,494,698
Contractor General Conditions (12%)	\$2,099,364
Subtotal - Construction Cost	\$19,594,062
Planning, Engineering, and Design (18%)	\$3,526,931
Total Airside-Specific Improvements	\$23,120,993

Maximum Development	Costs
Spine Road- Total All Schedules	\$4,874,073
Southern Development Area - Total all Schedules	\$14,361,897
Stoneybrook Drive	\$599,749
Power and Telecommunications	\$700,000
Contractor General Conditions (12%)	\$2,464,286
Subtotal - Construction Cost	\$23,000,005
Planning, Engineering, and Design (18%)	\$4,140,001
Total Scenario 6	\$27,140,006

Single User	Costs
Spine Road - Total All Schedules	\$4,925,327
Southern Development Area - Total All Schedules	\$13,742,420
Stoneybrook Drive	\$599,749
Power and Telecommunications	\$700,000
Contractor General Conditions (12%)	\$2,396,100
Subtotal - Construction Cost	\$22,363,596
Planning, Engineering, and Design (18%)	\$4,025,447
Total Scenario 7	\$26,389,043

Recommended Next Steps



- **Comp Plan and Zoning changes**
- **Feather Sound Community Meeting**
- **RFP/RFN Process**
 - Aeronautical Development
 - Non-Aeronautical Development

Questions