

General Project Information: Master Plan Update

City of Salem
COAR Application 2022

Application Year: 2022
COAR-2022-SLE-00025

Applicant

Organization Name

City of Salem

Contact Person *

John Paskell

Address

2990 25th St SE

Contact Person Title *

Airport Manager

City	State	Zip Code
Salem	Oregon	97302

Phone Number	Email
(503) 589-2057	jpaskell@cityofsalem.net

Project Name and Location

Project Name *

Master Plan Update

Project Location *

Salem Municipal Airport

ODOT Region:

Region 2

County tax parcel identification number(s): *

Tax Lot #083W0100100; Parcel ID #R31213

For convenience, if you have these compiled, please upload them here:

Airport Information**Airport Name: ***

Salem Municipal Airport

Airport Category: *

Category 2

NPIAS or Non-NPIAS: *

NPIAS

Project Overview

Select the type of project being proposed: *

Program Planning

Select the category of project for which you are requesting funding: *

Assistance with FAA AIP grant match

Project Start Date: 7/1/2022

Project End Date: 12/31/2023

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Project Summary *

Provide a brief summary of the project in the space provided below:

Airport Master Plan Update

Project Purpose and Description *

Provide a purpose and description of the project in the space provided below:

This project will update the Salem Airport Master Plan, which was last updated in 2012. FAA recommends that airports update their master plans every 10 years or so, or when significant changes are occurring or have occurred at the airport. The update of the master plan will guide future airport development over the next 10-20 years, and will include runway/taxiway geometry updates, property development alternatives, and a cost/benefit analysis of preserving existing infrastructure over the long term.

Clearly define the proposed project in each of the following areas:

• **Does the project eliminate current deficiencies listed in the current Oregon Aviation Plan? *** ✓ Yes No

One element of the master plan will identify airfield safety deficiencies and will ensure that current FAA airport design standards are identified for future capital improvement projects. Salem Airport has a significant number of taxiway geometries that do not meet modern design standards for aircraft safety.

• **Does the project modernize the airport by exceeding state or federal minimum standards as stated in the current Oregon Aviation Plan and identified by the Federal Aviation Administration Advisory Circulars or other regulations? *** ✓ Yes No

One element of the master plan will identify airfield safety deficiencies and will ensure that current FAA airport design standards are identified for future capital improvement projects. Salem Airport has a significant number of taxiway geometries that do not meet modern design standards for aircraft safety.

• **Does the project prevent future deficiencies and preserve the existing facilities? *** ✓ Yes No

The updated Airport Layout Plan will identify current deficiencies and prevent future deficiencies. Additionally, the master plan update is expected provide a robust discussion and cost/benefit analysis related to existing facilities and infrastructure, the cost to maintain that infrastructure, and what level of infrastructure is needed in the future to meet modern design standards for runway width, taxiway width, taxiway geometries and so forth.

• **Does the project increase the financial self-sufficiency of the airport? *** ✓ Yes No

The master plan update is expected to look for ways to increase the amount of developable property at the airport. Currently over 90% of Salem Airport's revenue is derived from long-term land leases, for both aviation and non-aviation development. The more property that can be made available for hangar leases, aviation and non-aviation commercial and industrial areas, and similar revenue-generating activities will add significantly to the overall financial self-sufficiency of the airport.

• **Does the project have local support? *** ✓ Yes No

A Salem City Council workshop was conducted in April 2021 to help the City Council understand the current conditions, challenges and opportunities at the airport, and why a master plan update in 2022 is so important to the well-being of the facility and its finances. Additionally, in its meeting of September 13, 2021 the City Council unanimously approved the application and acceptance of a COAR grant to support and supplement the upcoming federal master plan grant.

Project Documentation: Master Plan Update

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Documentation and Permits

Was the Airport Layout Plan (ALP) Completed within the last 10 years? *

Yes No Underway

Date of Completion: 6/15/2016

Anticipated Date of Completion: _____

If no, provide reasoning:

The last Airport Layout Plan was completed and approved

Is a NEPA review required? *

Yes No

Please select the applicable review type:

If 'Other' is selected, please describe the type of NEPA review in the provided field below.

Note any required permits, date issued or expected issue date, completion status, and required status. Permits may include, but are not limited to: right-of-way permits, land acquisition permits, building permits, etc. Click the "SAVE" button to add additional rows.

Permit Type	Date Issued	Completion Status	Required Status

Statewide Impact: Master Plan Update

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Statewide Impact of Project

Per **ORS 367.084(6)**, the following questions apply:

Does the proposed project reduce transportation costs for Oregon businesses or improve access to jobs and sources of labor? If yes, provide a short explanation. * Yes No

Airports by their very nature can reduce transportation costs and improve access to jobs and sources of labor. The development of a master plan update will provide additional sources of land for commercial/industrial development, both aviation and non-aviation, thereby increasing the availability of jobs on the airport and in the local community.

Does the proposed project result in an economic benefit to the state? If yes, provide a short explanation. * Yes No

The master plan update will help ensure the long-term viability of the airport, which is a tremendous economic engine to both the local community, the region and the State of Oregon. It will also help ensure continued property development opportunities, providing for more jobs and increased economic growth and activity.

Is the proposed project a critical link connecting elements of Oregon's transportation system that will measurably improve utilization and efficiency of the system? If yes, provide a short explanation. * Yes No

The project will help ensure the long-term viability and development of the airport, and as one of the busiest airports in the Willamette Valley and the State of Oregon, the airport is a key link connecting all parts of the state. As the capital of the State of Oregon, the Governor, many state legislators, the Oregon Military Department, Oregon Dept. of Forestry, Oregon State Police, and many others utilize the airport to conduct business and ensure public health and safety.

Is the proposed project ready for construction or implementation? * Yes No

Master plan scoping sessions with the airport's aviation consultant are already underway, and subject to being awarded a federal grant in Spring 2022 the project will begin almost immediately thereafter.

Does the project have any unique construction-readiness, project implementation issues, or possible delays? * Yes No

Does the proposed project have a useful life expectancy that offers maximum benefit to the state? If yes, provide a short explanation. * Yes No

The project will help guide the planning and development of the Salem Airport for the next 20 years, which is a maximum life expectancy of any master plan.

Budget: Master Plan Update

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Is this project currently listed in your approved Federal CIP? *

Yes No

Federally Funded Projects *

FAA Funding Breakdown		
Federally Funded Projects	\$500,000.00	90 %
FAA AIP Grant Match Requirement from Sponsor	\$55,555.00	10 %
Total Project Cost	\$555,555.00	100 %

Non-Federally Funded Projects *

Total Project Cost

Project Funding Breakdown

Provide the funding source and the amount of funding from that source.

	Percent of Project Cost
Minimum Program Match Requirement:	25%

Source of Match Funds *	Amount	Date Available
FAA grant funds	\$500,000.00	5/1/2022
Airport Operating Funds	\$15,000.00	5/1/2022
Total Match Funds:	\$515,000.00	93 %

Aviation Project Funding Request to ODA *		
Amount requested from ODA:	\$40,555.00	7 %

Project Budget Summary		
Total applicant matching funds:	\$515,000.00	93 %
Funding request to ODA:	\$40,555.00	7 %
Total Project Cost:	\$555,555.00	100 %

Pre-Agreement Expenditures *

Has the project incurred any expenditures prior to the completion of this agreement, if awarded? If yes, explain.

Yes No

* In accordance with **OAR 738-124-0045(3)(b)** "Only Project costs incurred on or after the effective date of the Agreement are eligible for grant funds."

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Please describe those pre-agreement expenditures.

Related Document Uploads

Description	Upload
2021 5-year CIP Letter	https://odae-grants.com/_Upload/14406_1101011-OR-2021-5YearCIPLetter-SLE-Salem.pdf

Miscellaneous Uploads: Master Plan Update

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File Repository

FAA 5-year CIP Letter

[14407_1101013-OR-2021-5Year
CIPLetter-SLE-Salem.pdf](#)

Person: John Paskell
Date: 9/22/2021

Final Report

(You must upload your Final Report prior to closeout)

[Click here to generate the Final Report form](#)

Upload

Internal Review Sheet

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Category	Applicant Response	Internal Review Score
NPIAS or Non-NPIAS Airport	NPIAS	0
Type of Project	Program Planning	7
Project Category	Assistance with FAA AIP grant match	15
Is there an existence of Airport Zoning?	Yes	5
MINIMUM Match Percentage:	25 %	75
Total applicant matching funds:	\$515,000.00 / 93 %	67
Funding Request to ODA:	\$40,555.00 / 7 %	
Total Project Cost	\$555,555.00 / 100 %	

Does the proposed project reduce transportation costs for Oregon businesses or improve access to jobs and sources of labor?

Staff Entry	Review Score
1	5

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Does the proposed project result in an economic benefit to the state?

Staff Entry	Review Score
1	5

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Is the proposed project ready for construction or implementation?

Staff Entry	Review Score
1	5

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Does the project have any unique construction-readiness, project implementation issues, or possible delays?

Staff Entry	Review Score
0	5

Internal Review Sheet

Does the proposed transportation project have a useful life expectancy that offers maximum benefit to the State?

Staff Entry	Review Score
1	5

The project will help guide the planning and development of the Salem Airport for the next 20 years, which is a maximum life expectancy of any master plan.

Does the project eliminate current deficiencies listed in the current OAP?

Staff Entry	Review Score
1	5

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Does the project have local support?

Staff Entry	Review Score
1	5

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Summary

Application Base Score	ACT Grading	Total Final Score	ARC Priority	State Board Priority
249		249		