



**MINUTES**  
**Meeting 60**

**Aviation Stakeholder Advisory Committee**  
**Oakland International Airport**  
**April 15, 2019**

This meeting of the Aviation Stakeholder Advisory Committee (ASAC) was the 60<sup>th</sup> in a series, which originally focused on development of the Oakland International Airport (OAK) Master Plan. The Board of Port Commissioners adopted the Master Plan in March 2006, and the ASAC has continued meeting to give input on Master Plan implementation and other projects of interest at OAK. These minutes correspond to an Agenda distributed at the meeting, and a copy of the Agenda is on the OAK planning web site at <http://www.oaklandairport.com/development/master-plan/advisory-committee/>.

**Attendees:**

See attached roster.

**Handouts (posted on the website):**

- Agenda
- Minutes from Meeting #59 (also available at the meeting)

**Agenda Items:**

**Welcome and introductions**

**Joshua Polston, Senior Project Manager, Planning and Development, and ASAC Facilitator,** welcomed the group; and asked participants to introduce themselves.

***Updates on Previously Discussed Projects, and new items***

**Airfield and Airspace Projects**

**Airport Perimeter Dike – Joshua Polston**

The APD project is scheduled to go out to bid in May 2019. The Port is excited to move this critical infrastructure project forward.

**Pavement Replacement – Joshua Polston**

Construction of pavement rehabilitation of Taxiway Tango will begin in June 2019 and is expected to be substantially complete in only 2 days. During this time, Tango will be closed between Bravo and Sierra.

**Airfield Signage Project – Joshua Polston**

The signage project contractor is in the process of submitting a schedule and work plan details. This project is expected to last approximately one year.

## FAA Metroplex

### Update – Matt Davis, Airport Operations Manager

- The furlough slowed things down as the technical working group was slated to meet in January and the hiatus put the group back a month
  - o Hope to meet soon to figure out what's possible and what is not possible
  - o If things are technically unfeasible, want to know that and stop asking those questions

## Future airport development

### Role of Stakeholder Committee – Joan Zatopek, Manager, Aviation Planning & Development; Lynne Madera, Associate Aviation Project Manager, Planning & Development

- Still at beginning of process – Looking at growth and what this means for future development
- Focusing on terminal facilities and not airfield
- Have discussed role of the ASAC group as being advisory, and want to use the group as a sounding board on how to frame the project and how to do community outreach
- Plan to conduct outreach in advance of the environmental process
- Need to hear what the community is thinking and how the airport is viewed
  - o Provide community and jobs
  - o Aware of need for serenity
  - o Want to balance the needs of all with the realization that everyone may not get everything they want
- Hope to be able to begin public outreach in the June-July timeframe, but would like to meet with ASAC prior to that
- Have been engaged with consultant to do forecast, looking at both the passenger and the GA and Cargo
  - o When it comes to the passengers, start off with a global analysis of the economics: why people choose to fly, and where these people are located
  - o Many people drive across the bridge to take flights out of SFO, but we are not going to be SFO
  - o There is a component for International travel, OAK's international has grown in past years.
    - In 2007, Oakland was about 24% of the market share of the Bay Area; in 2016, were only 16% of the total market share
    - We see ourselves recapturing some of that percentage
    - Southwest Airlines is 70% of the traffic, and they have expressed interest in growing and have already added new destinations
    - We see great potential, but at this point, we can't accommodate it, and we believe we need to be looking at expanded facilities
  - o Today, we are at 13.6 MAP (million annual passengers), which is below our historic high in 2007, which was 14.2 MAP
    - Estimate activity in 2025 timeframe at about 17 to 18 MAP; and then in 2035 at 24 to 25 MAP
    - Growth in passengers does not correlate to growth in Operations -- because of the larger aircraft can carry more passengers in each operation (from 100-passenger plane to 200-passenger plane)
    - Regarding cargo and GA, see less than a 1% growth over time in cargo and operations
    - Plan is to spend more time with ASAC before going to the public and walk through the forecast, the planning to-date, the airfield capacity study, etc.
- Will provide status update in May to let everyone know where we are in the process, whether good, bad, or indifferent
  - o Need to have a mini stakeholder meeting before the public meeting

**Comment:** CLASS goes out and talk directly to the HOAs at their annual meetings. Have been getting questions from people about respiratory issues and the correlation to jet fuel

- Colleen noted that they do not do on-going monitoring of air quality; however, air quality will be addressed as part of any project development environmental studies.

**Comment:** Want to ensure that forecast is thoroughly discussed in public meetings so that community understands the process and what was considered.

- o Request adequate notice for any special meetings
- o Request materials submitted for review ahead of time

## Terminal Projects

### Food & Beverage RFP – Brandon Mark, Manager of Airport Properties

- Project started a year and a half ago with four new concessionaires
- Immediately noticeable is that Starbucks has been replaced by Peets
- Transition started February 1, and will take about a year
- What you are seeing now, is not what will be there by the end of the transition period
- Takes so long because everything must be replaced, including plumbing
- On the labor front, will keep many of the same employees

## Other Projects & Issues

### Hotel RFP – Brandon Mark

- Have an exclusive negotiation agreement (ENA) with a hotel developer
- ENA gives developer time to review the site prior to signing a lease agreement to ensure site is developable to comply with height restrictions, setbacks from highways, etc.
- Colleen and her team will be assisting with the environmental impact portion of that, and can take up to 24 months

### Kaiser Air Hangar #2 Development – Brandon Mark

- Had some property issues which were not related to Kaiser
- Part of the property belongs to Signature, so those issues had to be worked out: Board approved a change in terms and conditions, so back on track

## Back to Terminal Projects

### Gender Inclusive Bathrooms – Daniel Pruiem, Associate Aviation Project Manager

- Port has been working on a restroom renovation project for the terminal, starting with T1
- A need for gender inclusiveness has been identified
- Two primary forms:
  - o A single stall for family care or companion care
  - o A multi-stall facility – single large room with a shared sink and behind floor to ceiling partitions are individual gender inclusive stalls that anyone can use
- Team identified two potential viable options in T1, that will explore and go out to community to do some outreach
  - o Opportunity to put a gender inclusive restroom at Gate 3, which is currently a men's restroom
  - o Possibly add single gender inclusive restroom and lactation room at Gate 4, where there is currently a closed women's restroom
- Next step is to do outreach to LGBTQ and faith-based organization to understand both sides of the issue
  - o Outreach will be conducted over next several weeks
  - o Plan to organize a workshop-style meeting to talk about restrooms and design considerations

**Comment:** Some restrooms in the Bay Area have gender inclusive restrooms. Might want to visit those for ideas.

- That is being done

### **Stakeholder Reports on proposed or ongoing developments**

- City of Alameda – Not in attendance.
- City of Hayward - Douglas McNeeley, Airport Manager
  - o New \$16M library has been pushed back to open in late June
  - o Two hotels are ready to break ground:
    - Home Too Suites – Hilton Brand, 120 rooms modular hotel will break ground in next 60 days
    - Hyatt Place – 120 rooms to break ground in next 9 months
- City of Oakland – Not in attendance
- City of San Leandro – Alice Kim, Staff Representative
  - o Shoreline Development Project still does not have a finalized agreement with developers
    - Stalled because of environmental, and does not believe any other elements have been finalized

### **Wrap-up items**

- Next Stakeholder Advisory Committee meeting– Monday, July 15 (will update on earlier special meeting in late-May or early June [6/9 not an option because of graduation])
  - o
- Parking Tickets were validated

### **Questions/Comments**

### Sign-In Sheet and Contact Information

Aviation Stakeholder Advisory Committee Meeting 60 - April 15, 2019, 1:00-3:00 PM, Yosemite Conference Room

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