



Airport Master Plan

Open House #1, July 23, 2026

AGENDA

- Welcome
- Port Strategic Plan
- AMP Project Overview
- Economic Impact & Opportunities Study
- Listening Session Summary
- Vision and Goals Exercise
- Next Steps



AIRPORT MASTER PLAN (AMP)

PROJECT TEAM





STRATEGIC PLAN

STRATEGIC PLAN

KEY FOCUS AREAS



CULTURE AND COMMUNITY

Fostering and leveraging an inclusive, vibrant environment where shared knowledge, diverse perspectives, and common values empower collective growth and success.



ORGANIZATIONAL RESILIENCE

Building and maintaining the ability to effectively navigate opportunities and disruptions, adapt to change, and sustain long-term success through proactive planning and continuous improvement.



ECONOMIC DEVELOPMENT

Cultivating a dynamic, inclusive, and resilient local economy that promotes sustainable growth, fuels innovation and enhances quality of life in our communities.

GOAL OR2: Finalize a long-term approach to the development and operational future of Grove Field.



AIRPORT MASTER PLAN PROJECT OVERVIEW

AIRPORT MASTER PLAN

PROJECT OVERVIEW

What is an AMP?

The AMP provides the blueprint for the long-term evolution of the airport. It will:

- Identify what the airport needs today, short-term, and long-term through a thorough evaluation of existing conditions, facilities, and FAA airport planning and design standards.
- Consider factors surrounding the airport that may shape its future, such as nearby land use, transportation connections, environmental impacts, and economic activities.

Key Components of an AMP

- Inventory and assessment of existing conditions
- Current and potential future airport activities
- Facility needs and capital improvement considerations
- Evaluation of alternative development layouts
- Environmental considerations related to airport operations
- Operational issues and constraints
- Economic impact analysis
- Airport Layout Plan
- 20-year Capital Improvement Plan (CIP)
- Financial approach for implementation of CIP

AIRPORT MASTER PLAN

PROJECT TIMELINE

2026

Existing
Conditions
&
Environmental
Overview

Current &
Future Design
Aircraft

July – Open House
July & October – TAC
June & August – Grove AAC
October - Commission

2027

Facility
Requirements

Airport
Development
Alternatives
&
Economic
Opportunities

Capital
Improvement
Plan (CIP)
&
Financial
Feasibility

Airport Layout
Plan (ALP)

February & June – Open House
February, June & November – TAC
February & June – Grove AAC
April & July - Commission

2028

Airport
Master Plan
Report

March –
Commission



ECONOMIC IMPACT & OPPORTUNITIES STUDY

ECONOMIC IMPACT & OPPORTUNITY STUDY

Every five years, the Port conducts an economic impact study and this year to support the AMP we including an opportunity analysis. The study will measure how businesses across Port operational areas: Grove Field, Steigerwald Industrial Park, and Parker's Landing Marina, contribute to the local and regional economy. This data directly informs the Port's planning for future investment, infrastructure, and services.

Economic Impact (current, measurable)

- Direct jobs and payroll
- Indirect/induced spending
- Tax revenue generated
- Total economic output

Economic Opportunity (future, conditional)

- Underutilized land available for mixed-use development
- Capacity for new operations
- Potential to attract key industries
- Workforce development tie-ins
- Regional connectivity gains



LISTENING SESSION SUMMARY

LISTENING SESSION QUESTIONS

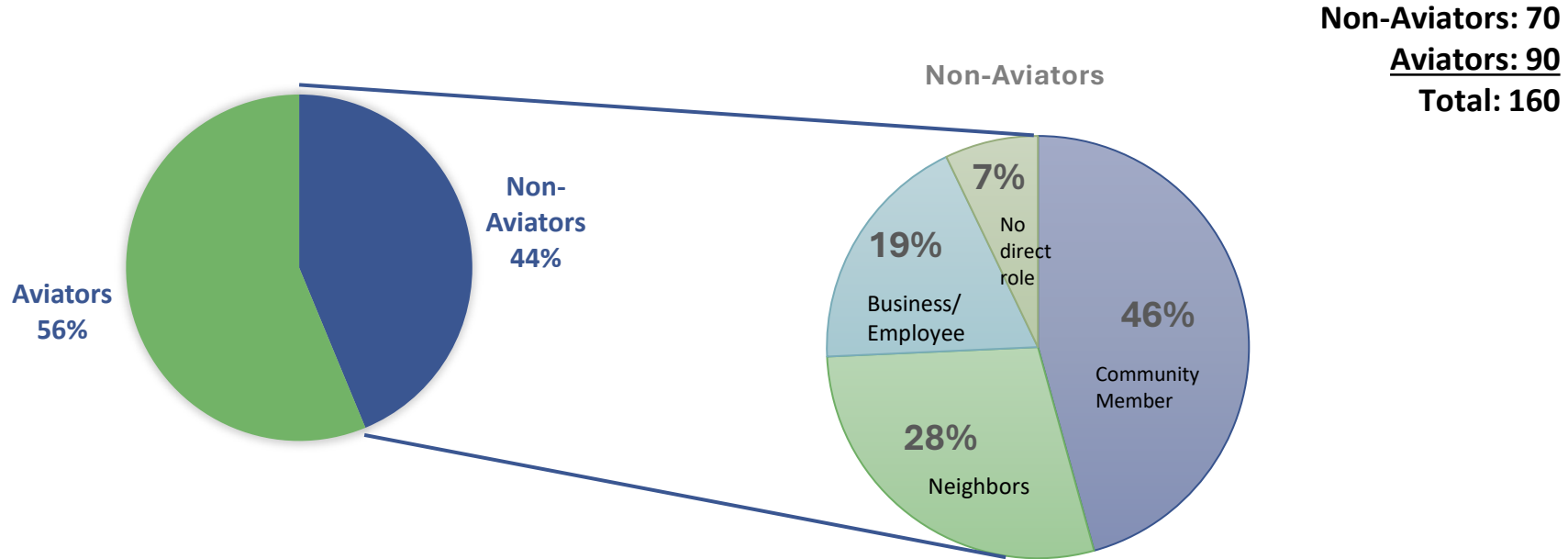
Project Kick-Off

How does the airport play a role in your daily life, your work, or your business?

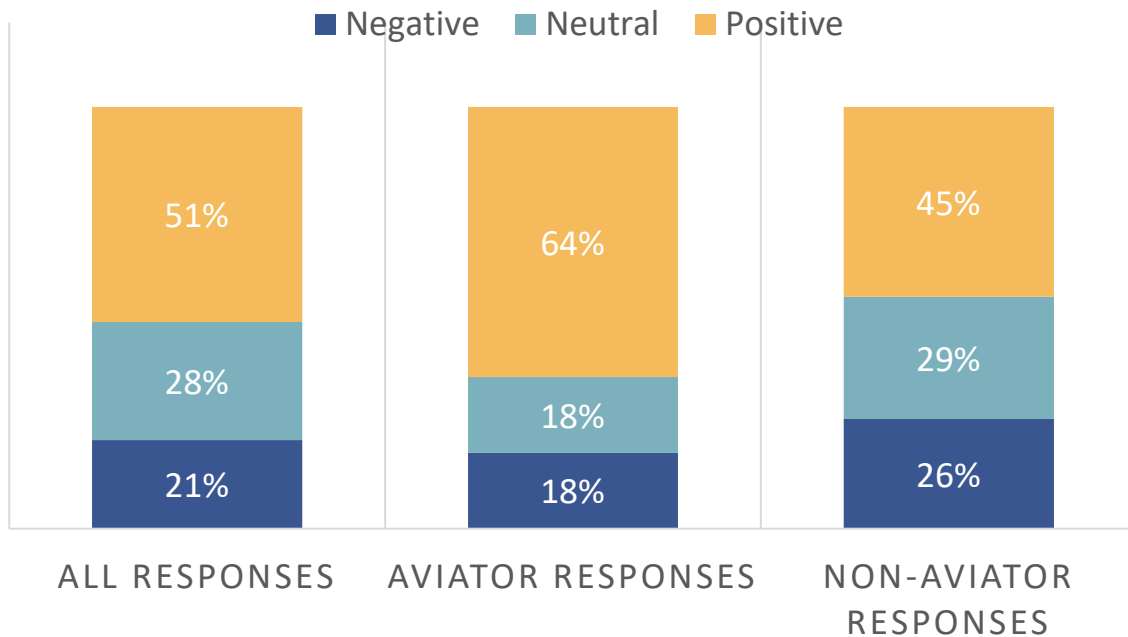
When you think about the airport, what's the first word or feeling that comes to mind?

- Please share why:

LISTENING SESSION RESPONSES



RESPONDENTS' FEELINGS ABOUT THE AIRPORT



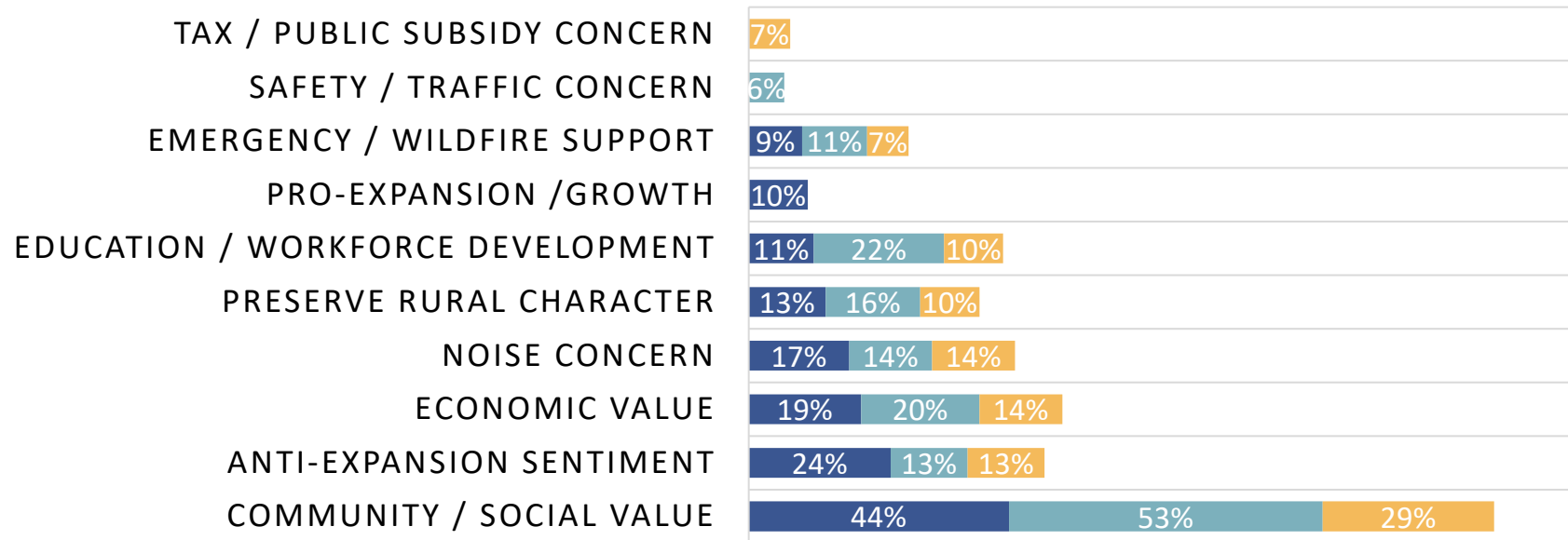
WHAT DID WE HEAR?



WHAT DID WE HEAR?

KEY THEMES:

■ All Responses ■ Aviators ■ Non-Aviators



Participants' comments could include multiple themes.

KEY TAKEAWAYS

COMMUNITY / SOCIAL VALUE

- “Community” was the single most used word across all groups – aviators & non-aviators.
- Grove was described as a historic and social anchor for Fern Prairie and Camas.

NOISE CONCERN

- 27 responses raised concerns around noise - primarily from nearby residents.
- Airplane and helicopter noises mentioned.

EMERGENCY / WILDFIRE SUPPORT

- Support for use of airport for emergency management and staging hub across respondent types.

EXPANSION – DIVIDED SENTIMENT

- Most respondents want infrastructure upgrades, but concern about industrial or commercial development.

EDUCATION / WORKFORCE DEVELOPMENT

- Main concern of flight school was noise.
- Many support flight school for access to becoming a pilot and as a partnership for additional workforce development.



NOTABLE COMMENTS

COMMUNITY / SOCIAL VALUE

- “COMMUNITY – I’ve had the opportunity to meet a lot of great people here. I would love to see grove host more events and be a bigger hub for the community.”

NOISE CONCERN

- “HOMEY - Small town, not flashy, not oversized and insanely noisy, comfortable as-is”

EMERGENCY / WILDFIRE SUPPORT

- “SERVICES – I said services because the airport always feels like a reliable support hub whether that’s for emergency response or for joyful purpose.”

EXPANSION – DIVIDED SENTIMENT

- “COUNTRY LIVING – A bit of noise for community benefit. I live next to Grove Field and value the community as it is. Safety and efficiency upgrades but no industrial expansion”

EDUCATION / WORKFORCE DEVELOPMENT

- “JOY OF FLYING – Grove Field is more than an airport. It is an opportunity to inspire the next generation of pilots, mechanics, engineers, and aviation professionals...”





VISION & GOALS EXERCISE

AIRPORT MASTER PLAN

VISION STATEMENT

EXERCISE 1

We define our vision as the future we are working collectively to create over the next 20 years.

Refine the following draft vision statement.

As you consider your input, please reflect on the following:

- Is this statement attainable...with the right amount of aspiration for the next 20 years?
- What does long-term success Grove Field airport look like for our community?
- What is the most important idea you want to be sure is not lost as we refine the Vision Statement?

DRAFT VISION STATEMENT

Grove Field will continue to evolve as an essential, self-sustaining community asset – balancing aviation, emergency readiness, workforce opportunities, and thoughtful improvements – through a mixed-use community development while preserving its local, rural character.

AIRPORT MASTER PLAN

GOAL SETTING

EXERCISE 2

GOALS describe measurable targets or outcomes we want to reach over time.

Refine the following draft project goals.

As you consider each draft goal, please reflect on the following questions.

- Is the goal specific enough to guide decisions to deliver the intended outcome?
- Is it realistic within the AMP's horizon (i.e. 20 years)?
- Can progress toward this goal be measured over time?
- Does this provide a clear benefit to the community?
- Would it make sense to someone new to the process or unfamiliar with the airport planning?

DRAFT PROJECT GOALS

Draft goals reflect three core values –
Community, Character and Connection:

- 1** Enhance the economic value of Grove Field and the surrounding community.
Design the airport to include spaces for community connection and engagement including event, gathering and recreational spaces.
- 2** Expand the usability of the airport to support aviation education and workforce opportunities.
- 3** Provide opportunities at the airport that support local businesses and community partners.
- 4** Design the Airport Master Plan with a lens of environmental stewardship, enhancement of rural character, and compliance with FAA standards.
- 5**

NEXT STEPS

Planning Team will:

- Review input received through public outreach.
- Prepare Draft Chapter 2 – Existing Conditions

August 27th

- Grove Airport Advisory Committee Meeting

October 12th

- AMP Technical Advisory Committee Meeting #2

October 21

- Port Commission Workshop

