

# YNG AVIATION AREA DEVELOPMENT PROJECTS

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YOUNGSTOWN-WARREN REGIONAL AIRPORT 1453 Youngstown-Kingsville Rd NE Vienna, OH 44473

## YNG Master Plan

The development of the various areas around the Youngstown-Warren Regional Airport are an important initiative of the YNG Master Plan (AMP). This master plan was completed in 2008 and was the result of a comprehensive program of carefully coordinated planning activities. These activities facilitated federal and state approvals and the acceptance of air carriers and stakeholders, such as neighboring communities, public agencies, and YNG tenants. One of these stakeholders included the United States Air Force Reserve 910<sup>th</sup> Airlift Wing, who collectively defined YNG's role within the region and the national air transportation system. The master plan was formulated by Landrum & Brown (aviation and airport consulting firm), R.W. Armstrong (airport engineering consulting firm), and Aerofinity Team (architectural engineering consulting firm). However, throughout the master plan process, federal, state, and local government officials and agencies, economic development agencies, and other community leaders were involved significantly by participating in open forums, such as periodic Airport Vision Workshops.

Some of the primary contributors to the master plan process included Mahoning and Trumbull counties, county planning commissions, the Youngstown-Warren Regional Chamber, Eastgate Regional Council of Governments, U.S. Department of Transportation, Northeast Ohio Trade & Economic Consortium, Ohio Department of Transportation, Federal Aviation Administration, Youngstown State University, 910<sup>th</sup> Airlift Wing (Air Force Reserve Command), convention and visitors bureaus, and major cities within the region who expressed their support of YNG emerging as a logistics hub. As a logistics hub, YNG would focus on air cargo and freight forwarding to support many of the region's economic priorities. The Youngstown-Warren Regional Airport Master Plan is available for public review on the airport website at [www.yngairport.com](http://www.yngairport.com).

## YNG Development Areas

Through a series of land surveys and studies, the Youngstown-Warren Regional Airport has determined areas on the airport property which are best fit for future expansion and development. YNG has laid out various numbered areas on its land that have been determined best fit for aviation use. The goal of the development of these areas is to grow and expand the airport to support the increased transportation needs of the communities and the greater area. The development will have a great economic impact, due to the increase in jobs. These jobs will provide an income to persons employed either temporarily or permanently by the construction and development of these areas. The expansion projects will result in greater access to air transportation for private and public passenger movement and an increase in cargo and freight forwarding operations. The projects will also promote more aircraft service and maintenance operations on the property and provide the opportunity for aviation maintenance or flight schools to be located in the area.

The Youngstown-Warren Regional Airport is the ideal home for your business or flight department. With airfield access for customer or business use and exposure to potential customers from the surrounding communities, YNG offers many opportunities for growth and expansion.

## EAST DEVELOPMENT AREA

### Site 1.) East General Aviation Site

The East General Aviation site has been developed for GA use. With two 14-unit T-hangars already constructed, there is room to add a third 10-unit T-hangar on the west end. Since taxiway expansions are available, airport expansion goals can be met and will allow 10 individual rentable units to store small GA single engine or light twin aircraft. These designs include utility access, which offer the ability to heat and lighting for each unit. Developing the additional hangar will generate revenue to the area and provide growth to the general aviation capabilities of the airfield. Small flight clubs and schools have used other units, but this is a great opportunity for expansion or the establishment of an additional business location. With easy road access and fuel available on site, facility users will know their aircrafts are accessible and can be easily maintained. The units are rented at a reasonable cost of about \$175-250 a month. The reasonable rental costs and the ease of aircraft storage makes using this hangar an ideal choice.

### Site 2.) North GA Box Hangars and N. Road:

In addition to the T-hangar expansions available, along the northern border of Site 1 lies another area, Site 2. This area, along with 1 acre of available and developable land, has been chosen by the airport for a potential site for a 6 to 7-unit clear span box hangar building. This area will also include space for the construction of a parking lot. This site has preliminary designs that include 6-7 42'x40' clear span hangar units that can accommodate many general aviation twin-engine aircrafts or very-light jet aircrafts. The location has access to the north access road, which makes it a prime space for a flight school or an aviation club. The site has ample space for parking and with each hangar heated and with electrical utilities, it is an ideal choice for operators of multi-engine or VLI aircraft. The development of this site brings larger based aircrafts to the Youngstown-

Warren Regional Airport, which brings increased revenue to the community. Flight schools and individual pilots alike can benefit with road side access to their hangars and accessible parking, so that they aren't burdened with having to enter the air operations area before reaching their hangar. The units are equipped with an office and storage along the rear walls to accommodate the needs of flight businesses.

#### Site 3.) Corporate Hangar Site:

This 1-acre site is leased by the Western Reserve Port Authority to a tenant corporate aircraft operator for near-future aircraft hangar development.

#### Site 4.) Future Hangar Development Site:

This 2.4-acre site is a future fixed base operator (FBO) or aviation business hangar development site. This is an ideal site for the expansion of an FBO or a corporate hangar. With room for a large building and ramp access on both the north and south ends, a group style clear span hangar can easily be built on this site. The site is close to the north access road and the fuel farms. A FBO or corporation can greatly benefit from expanding their operation to this site. There is ample room for apron construction to have more aircraft parking space available, making this a great opportunity to expand your FBO operation or flight department to this site.

#### Site 11.) Airport Parking Concession Expansion Development Site:

Site 11 is the Airport's Long -Term Passenger parking concession lot containing approximately 300 parking spaces. There is a section of the lot that is currently un-paved where an additional 400 spaces can be added as needed.

### Site 13.) Corporate Hangar Site:

This small 0.5-acre site is located adjacent to the Hangar 6 apron. It was developed as a wheeled vehicle maintenance facility. It can easily be converted to an aircraft crash / fire rescue facility.

## SOUTH DEVELOPMENT AREA

### Site 5.) South General Aviation Development

The south development site is a 14.2-acre site that is the future south general aviation area. This land is available for the construction of multiple corporate and general aviation hangars and facilities. This is a great location to expand or move business opportunities for fixed base operators, aviation maintenance and repair operations, aircraft sales, flight schools or clubs, aviation schools, law enforcement flight operations or medevac aircraft, or other aviation organizations. The airport is looking to begin this process by finding a willing developer to be a cornerstone in this project, by introducing assets to the area for primary and future construction and expansion projects. The airport has some design configurations that allow for various types of buildings, all within the area that is developable. This area has favorable terrain and offers the opportunity to add an access road from Youngstown-Kingsville Rd. This is a worthy opportunity to build and expand your aviation business.

## WEST DEVELOPMENT AREA

Sites 7,8,9,10.) West Air Cargo or AMO

The west development area offers opportunity for hangar expansions in support of or independent of the cargo facility. YNG has four available development sites in this area. Site 7 is 1.2 acres, Site 8 is 2.3 acres, Site 9 is 3.5 acres, and Site 10 is 4.3 acres. Site 10 on the north side will need geologically reengineered prior to the development, due to its existing natural terrain. YNG is planning to offer maintenance and repair operations for the development and construction of hangars. The apron is already equipped for use as an additional de-ice area with a glycol collection system installed on its east end. The area has landside access with an existing access road from Ridge Rd. Some preliminary designs have proposed expansion and widening of the existing access road, to better support cargo operations. The YNG area has many industrial and logistics facilities from FedEx and UPS, as well as other logistics companies which makes YNG an ideal transfer and connecting location for air-land cargo operations. Aircraft maintenance is a growing and expanding operation. With this facility, YNG can house and support various operations for aircraft repair and part sales. These sites are in a central area and offer easy access to major roads nearby. An operation at this location will be prime to the local and greater area aviation and logistics community.

## NORTH EAST DEVELOPMENT AREA

### Site 14.) AMO or Corporate Hangar Location

The Youngstown-Warren Regional Airport is preparing to develop an area of land along taxiway G for a corporate hangar or aircraft maintenance and repair operation (MRO). The site is 8.7-acres of land, in close proximity to the taxiway G run-up area. This site would be ideal for corporations with either multiple aircraft in their flight department or operators of larger business jet aircraft. A MRO facility at this site is feasible as part of an operational flight department. The area is on high terrain with natural drainage and has the ability to connect with existing utilities from the nearby control tower. There is currently access via a gravel road, which can be upgraded to a paved road for connection with Youngstown-Kingsville Rd. This site is a great choice for the next home of your flight department or business.

## SOUTHWEST DEVELOPMENT AREA

Sites 6 and 12.)

The southwest development area offers two sites for the potential development of a corporate flight department hangar. Site 6 offers a square 2.5-acres of land off the taxiway T runup circle. This site is neighbored by Site 12, which is 12.8 acres of land. These sites have room for hangar and office construction, as well as vehicle parking space. There is road access from Ridge Rd to both of these sites, making this site close to state roads 11 and 82, minutes away from the city centers of Youngstown and Warren. This would be a great location for your flight department to use a local and nearby airport to hangar and base your organization's aviation assets.