

# TEMPE ENTERTAINMENT DISTRICT UPDATE

## Phoenix Aviation Advisory Board

Jordan Feld, CM, AICP

Deputy Aviation Director – Planning & Environmental

May 19, 2022



**PHX DVT BYR**

# UPDATE OVERVIEW





**ARTHUR  LITTLE**



**Tom Cornell**  
**Vice President, Airspace**

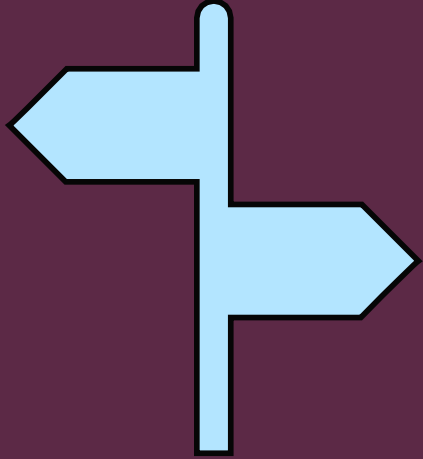


**David Dague**  
**Principal, Travel & Transportation**



***PHX DVT. GYR***

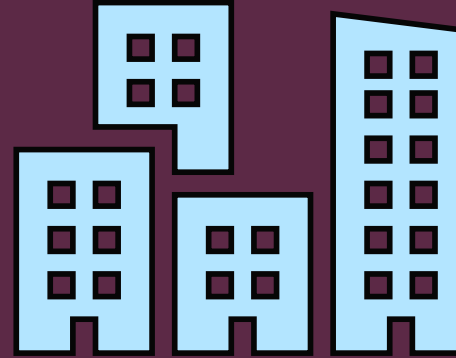
# BOARD INFORMATION REQUESTS



Map arrival/  
departure tracks for  
east and west flow



Map OEI  
penetrations for  
east and west sides  
of airport



Provide TED  
proposed  
residential density  
and compare to  
existing residential  
in high-noise area



Provide local/ state/  
regional comparison  
of households in  
high-noise area



10,000' from Runway  
Avg. Arrival Height: 400'-500' AGL

10,000' from Runway  
Avg. Arrival Height: 500'-600' AGL

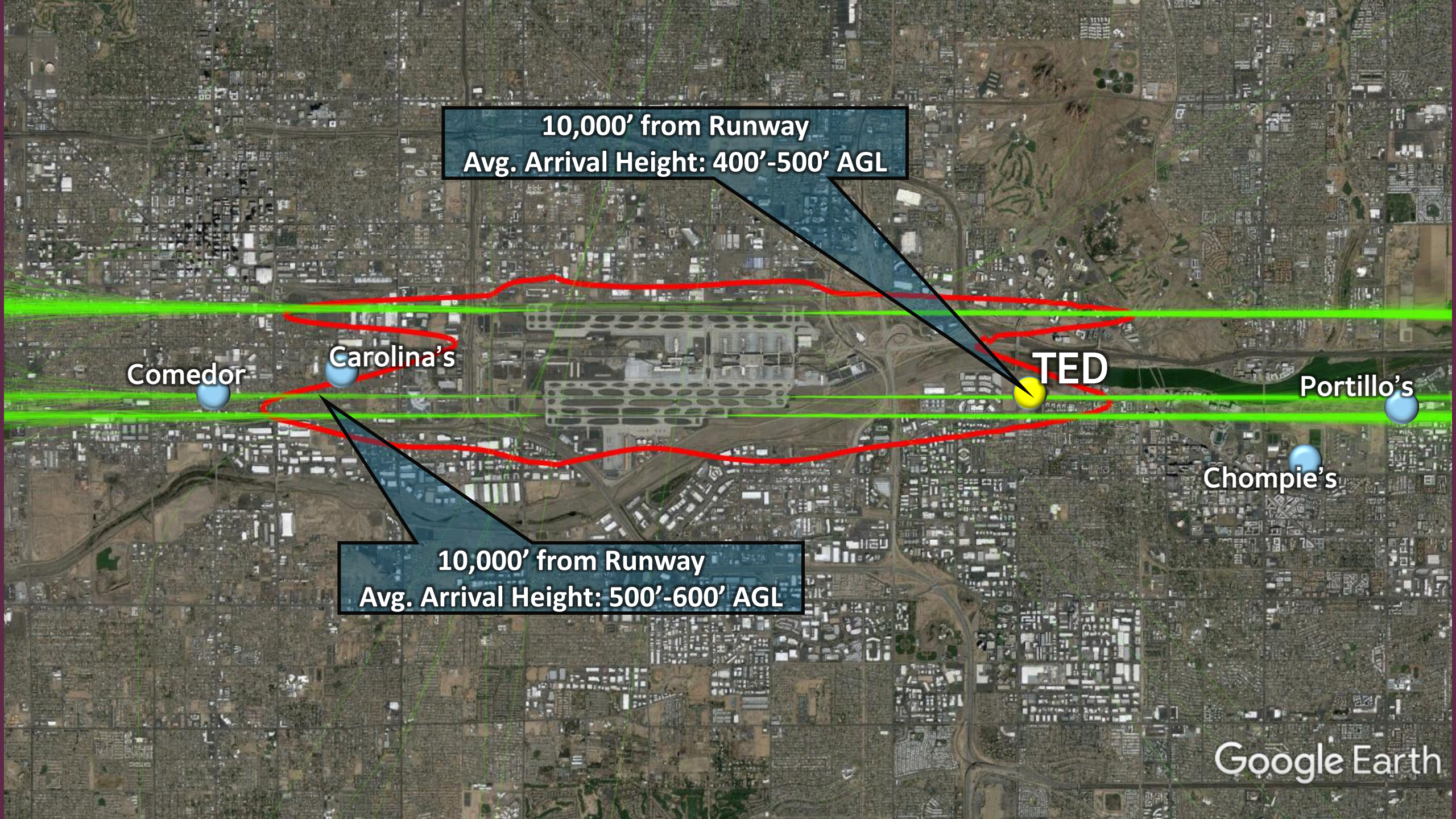
Comedor

Carolina's

TED

Portillo's

Chompie's



**Memorial Hospital**  
OEI: -220'

**I-10 Pole**  
OEI: -10'

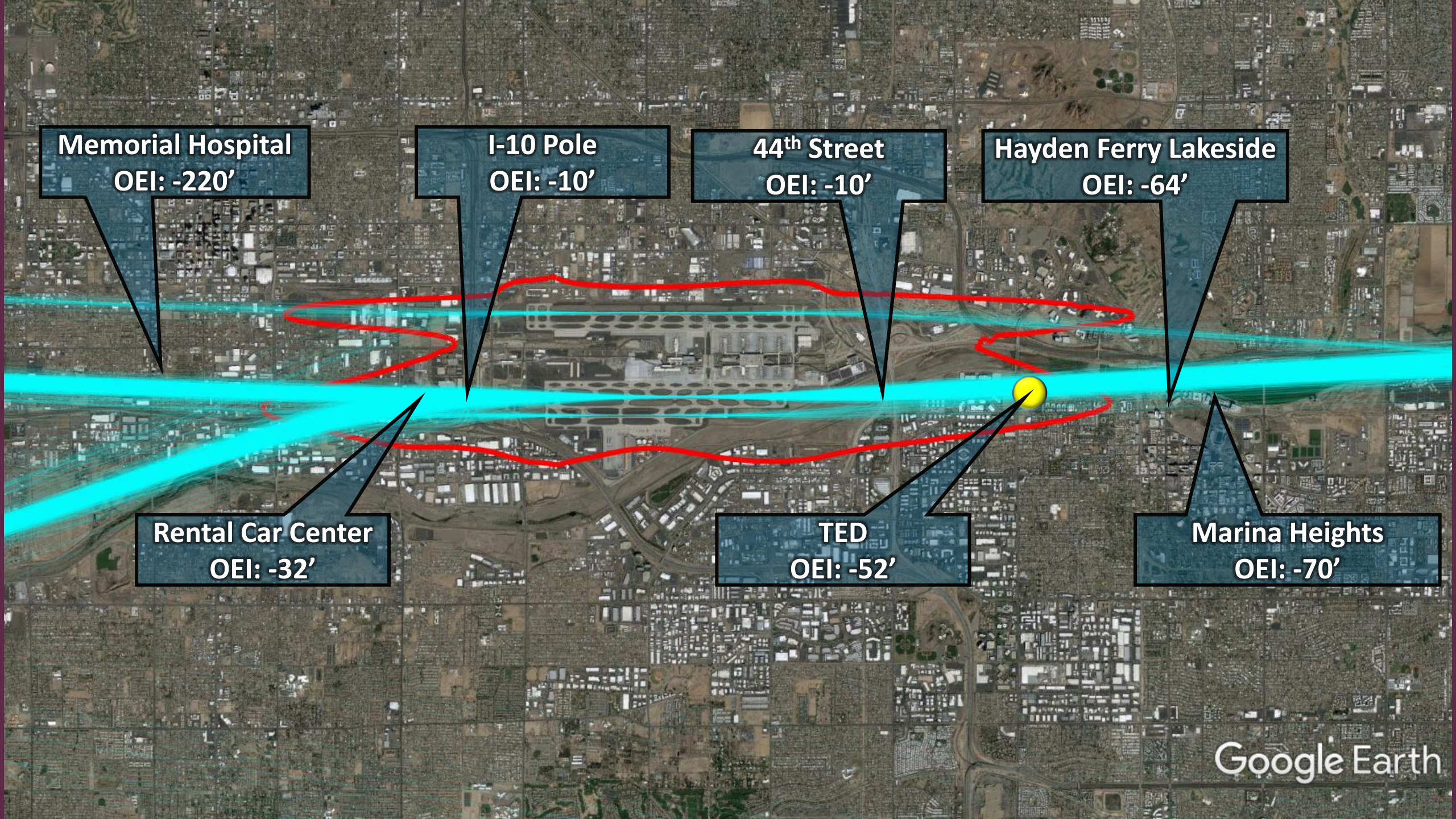
**44<sup>th</sup> Street**  
OEI: -10'

**Hayden Ferry Lakeside**  
OEI: -64'

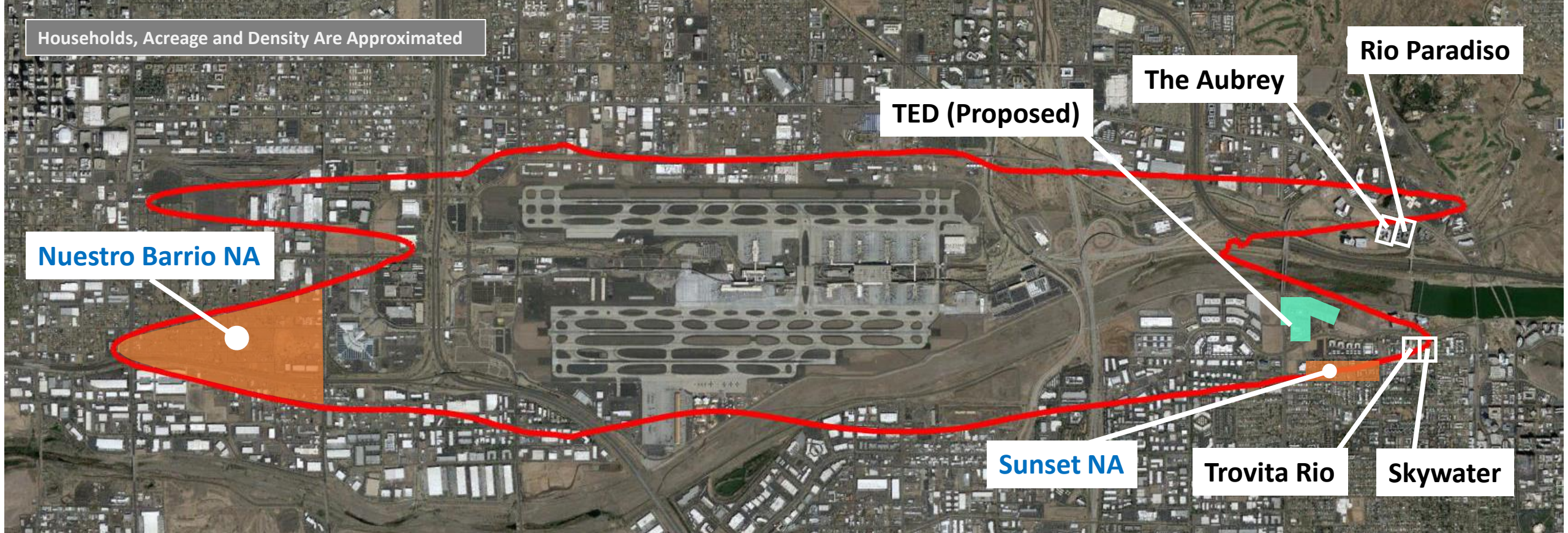
**Rental Car Center**  
OEI: -32'

**TED**  
OEI: -52'

**Marina Heights**  
OEI: -70'



Households, Acreage and Density Are Approximated



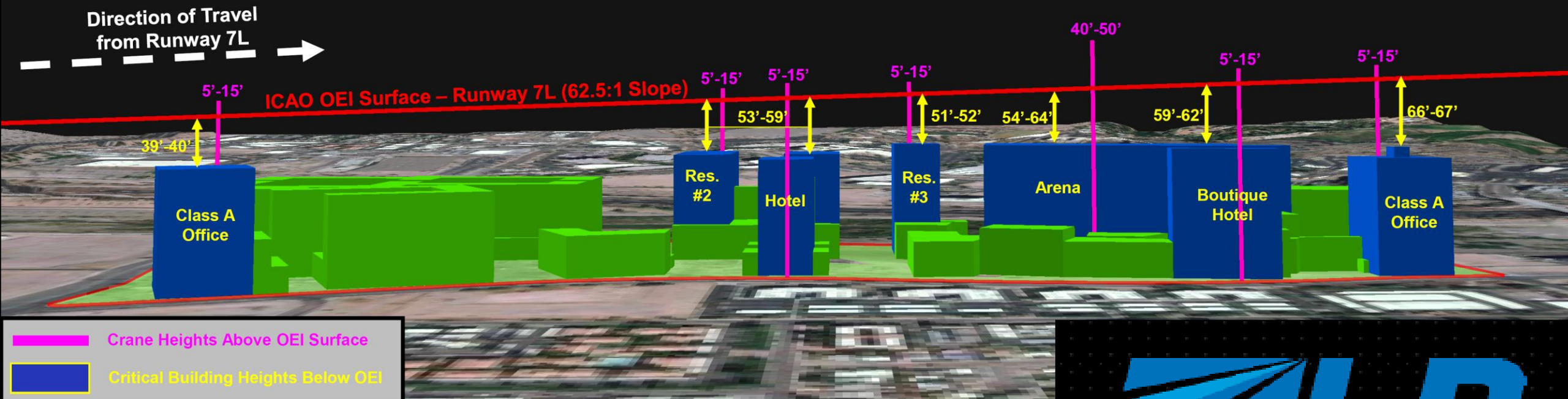
Area	Project	Acres	Density (HH/AC)	Households (Total)	HH Within 65 DNL
Tempe Southbank	TED (Proposed)	20	80	1675 MFR	1675
	Trovita Rio	4	50	209 MFR	150
	Skywater	6	50	331 MFR	60
Tempe Northbank	The Aubrey	5	60	300 MFR	175
	Rio Paradiso	8	60	466 MFR	10
Development Prior to PHX Part 150	Nuestro Barrio NA	240	<1	140 SFR	140
	Sunset NA	15	25	400 A-SFR	150

## Airline Analysis:

- Avoid unnecessary risk
- Avoid weight penalties
- Increased demand for RWY 8 departures

## Operations Effect:

- Normal Conditions: 25% of long-haul departures use RWY 8
- During TED Construction: 50% to 75% of long-haul departures use RWY 8



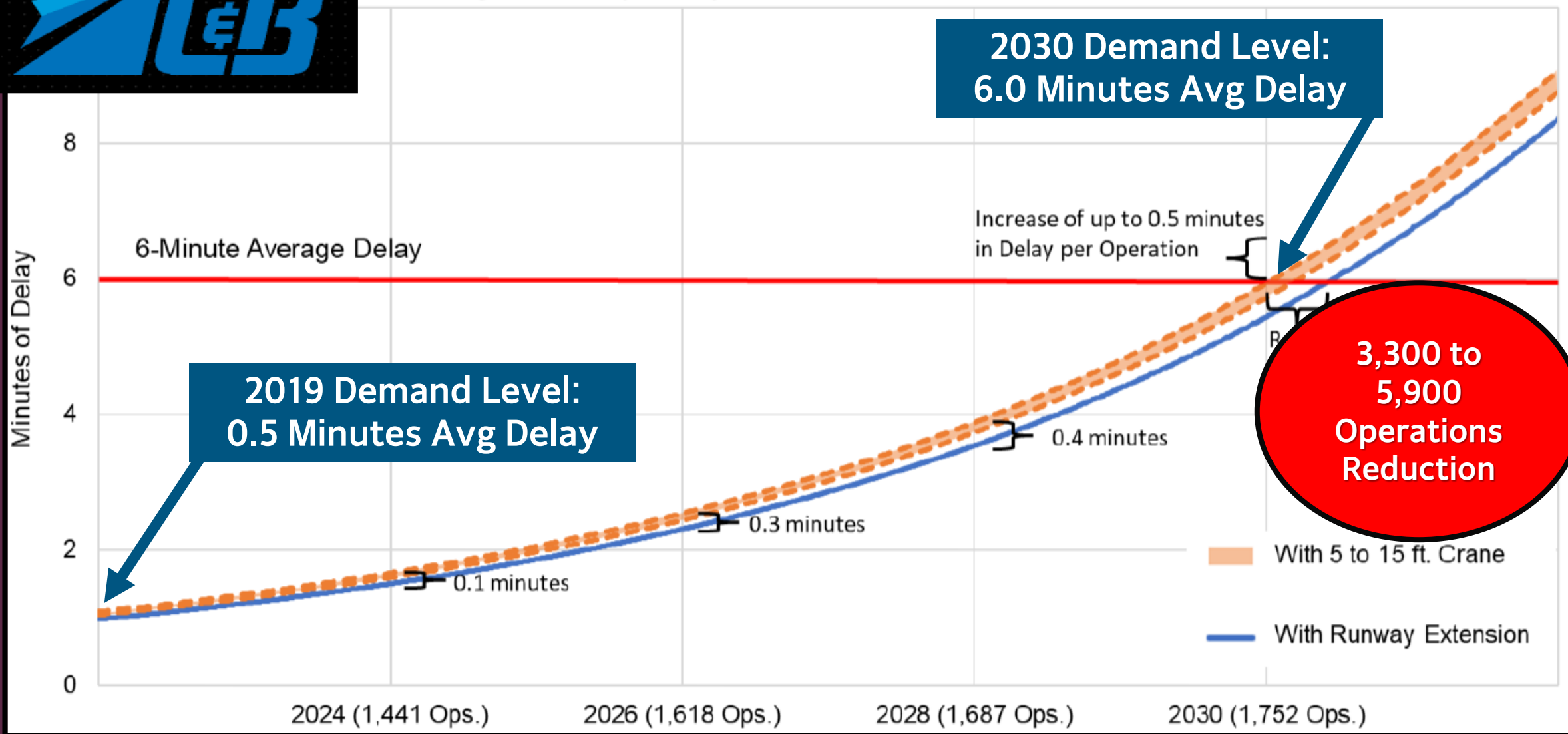
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# Average Runway Delay - 5 to 15 ft. Crane above OEI Surface



Year	Annual Flight Count	Delay Increase (Minutes)		Additional Cost to Airlines (\$Mil)	
		Low	High	Low	High
2024	475,467	0.08	0.15	\$2.8	\$5.3
2026	533,918	0.16	0.29	\$6.3	\$11.5
2028	556,854	0.22	0.38	\$9.1	\$15.7
2030	578,274	0.29	0.49	\$12.5	\$21.0

**Annual Regional Economic Impact (Loss): \$148M to \$264M**



# DEVELOPER ENGAGEMENT (EXAMPLES)

How is delay estimated?

Runway Queue Modeling, Airline Input, Taxiing and Gate delay factors, and Offsets for E/W Flow

Why is delay estimated at yearly intervals?

Presumed multi-year project with unknown construction schedule

What are airline and regional economic costs?

Fuel, crew and maintenance increases; reductions in visitor spending, PFCs and indirect spending

What are current arrival and departure rates?

72; 60



# SKYHARBOR.COM/TEMPEENTERTAINMENTDISTRICT

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## Tempe Entertainment District

### Proposed Tempe Entertainment District

In July 2021, the City of Tempe solicited proposals to develop a new sports arena and mixed-use development adjacent to Phoenix Sky Harbor International Airport. Tempe received one proposal from Bluebird Development, a firm that represents the Arizona Coyotes Hockey Franchise. The proposed location is at the northeast corner of Rio Salado Parkway and Priest Drive. [Learn more about Tempe's Request for Proposals.](#)

The development could pose significant operational challenges for the airport, including potential flight path impacts from structures and intended uses.

The airport has called on the developer to provide more detailed information about the development that will allow the airport conduct a thorough analysis of potential impacts. City of Phoenix Director of Aviation Services Chad Makovsky sent a letter regarding the Tempe Arena Request for Proposals, no. 22-030 (Rio Salado Pkwy & Priest



# Thank You



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