Boise Airport

# Master Plan Update Project

# Technical Advisory Committee (TAC) Meeting #2

February 25, 2026

Boise Airport
InterVISTAS

# Agenda

1. Introductions
2. Review: Master Plan Process
3. Project Schedule & Milestones
4. Progress Updates
5. Feedback on Draft Chapters:
   - Strategic Plan Review
   - Guiding Principles
   - Stakeholder Involvement Program
   - Inventory of Existing Conditions
   - Preliminary Aviation Demand Forecasts
6. Next Steps

**This presentation contains draft information that is subject to change. Aviation activity forecasts are currently being reviewed by the FAA.**

# Purpose & Outcomes

Update TAC members on Master Plan Update progress

Review Aviation Activity Forecasts

Obtain input and feedback from TAC members

# Where is the best place to hide an aircraft?

Hangar ✕

The correct answer is: In plane site

# If you had to live in one airport facility for a week, where would you choose?

| | |
|---|---|
| 10 | Air Traffic Control Tower (the views!) |
| 11 | ARFF Station (cool stuff!) |
| 18 | Terminal (shops & people!) |
| 7 | Maintenance Hangar (endless gadgets!) |

# Why is an airport master plan needed?

# A Master Plan is a “Road Map” for the Future

# Master Plan Scope of Work

**Comprehensive Airport Master Plan**

- **01** Project Development
- **02** Public Involvement Program
- **03** Inventory of Existing Conditions
- **04** Aviation Forecasts
- **05** Facility Requirements
- **06** Identify & Evaluate Alternatives
- **07** Environmental Overview
- **08** Security Vulnerability Assessment
- **09** Community Land Use / Zoning
- **10** Financial Feasibility
- **11** Facilities Implementation Plan
- **12** ALP & Exhibit 'A'
- **13** Final Project Document
- **14** Project Management

# Master Plan Scope of Work

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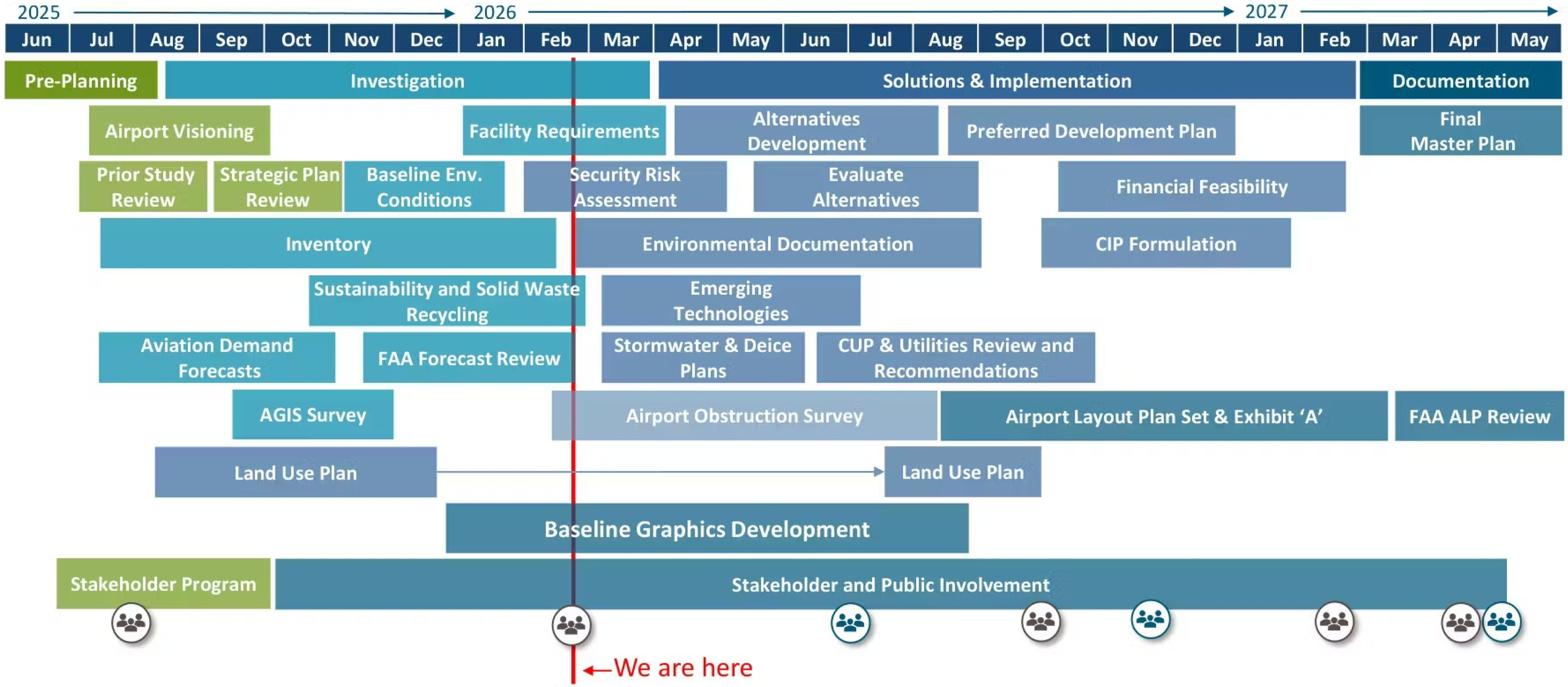
# Boise Airport Master Plan Update Schedule

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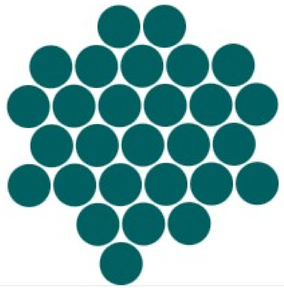
# How frequently would you like TAC meetings to be held?

0 Monthly

6 Every Second Month



11 Quarterly

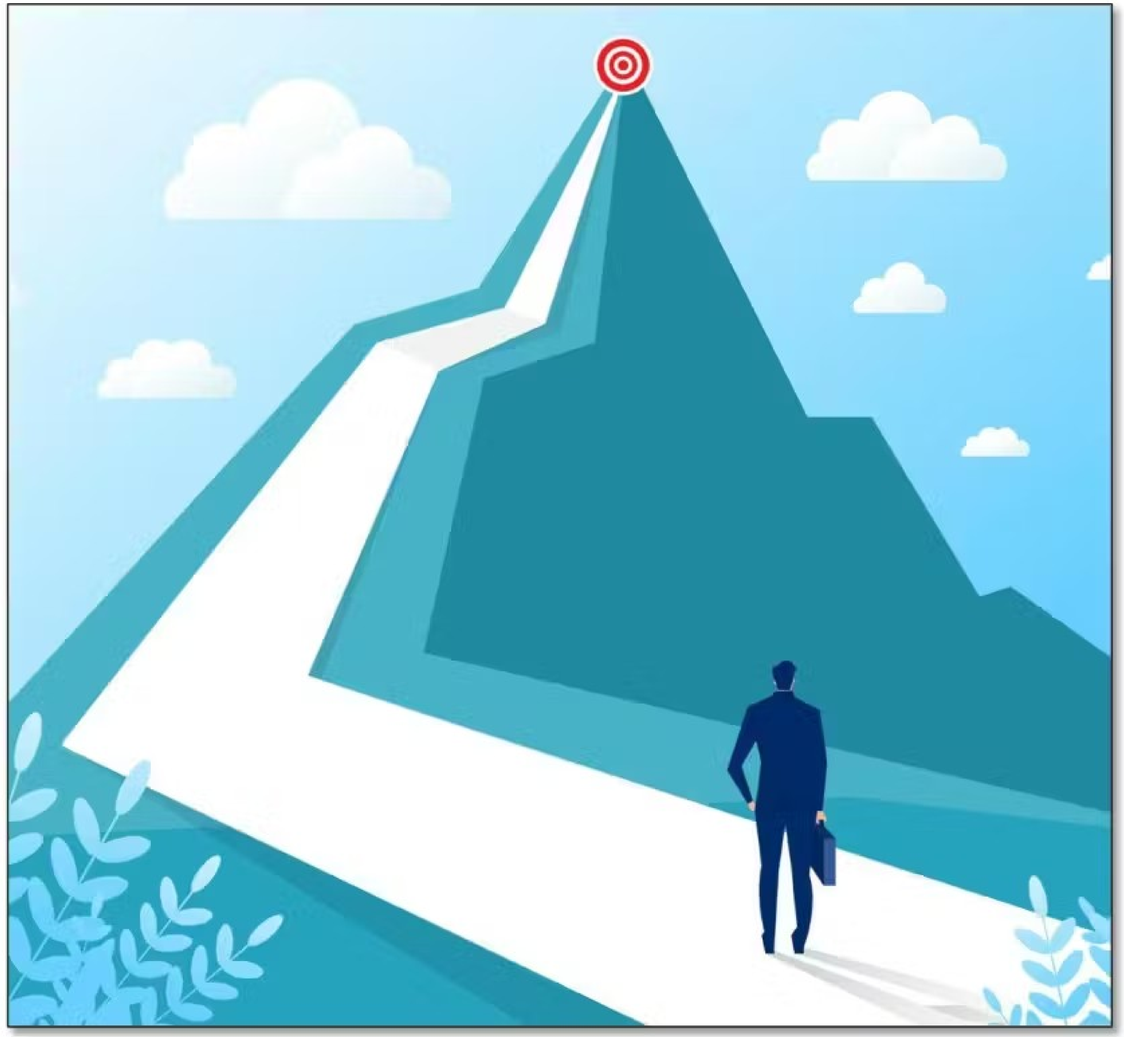
28 Whenever substantive new information is available

# Progress Update – Task 01: Project Development

**Task Goal:** Collaborate with airport staff to define precise goals, objectives, methods, and parameters for airport master planning services.

**Key Subtasks:**

- ✓ Project Scoping
- ✓ Project Budget
- ✓ Project Schedule
- ✓ Project Kickoff & Visioning Sessions
- ✓ Prepare Guiding Principles Document



# Progress Update – Task 02: Stakeholder Involvement Program

**Task Goal:** Establish a transparent process that continuously engages stakeholders and provides useful information, obtains input, builds trust, and cultivates support for study recommendations.

**Key Subtasks:**

- ✓ Create Public Involvement Program
- ✓ Identify Target Audience
- \+ Stakeholder Meetings (Ongoing)
- \+ Public Opens Houses (At Major Milestones)

## What information do you need from the master plan to make informed decisions within your organization?

- Capital Improvement Plan
- Order of precedence of proposed projects
- Long term land use/development plans
- Guidelines for future development
- Know what the airport is planning
- Facility needs for GA
- Future of Third Runway and How to Access
- A clearer vision for BOI to make decisions for our future

41

# What information do you need from the master plan to make informed decisions within your organization?

Runway development schedule

Understand the airports needs and how Planning can best assist with accomplishing those goals.

Long term land use south of the runway to align National Guard master planning.

I would like to see if air charter companies are represented in the master plan.

A list or ranking of recommended projects

Alternatives for future projects

Long term land use/development

Provide advice on security issues and how physical structures may affect security

## What information do you need from the master plan to make informed decisions within your organization?

Future/infrastructure facility needs and locations.

Project staffing needs as airport expands

Facility expansion to support future airline growth

I need to know if my business will have space to operate on BOI going forward, and what that space will look like

The CIP

Capital Improvement Plan

Effect to our business of property, lease, and any access changes.

Some historical context, as well as basic background info to support forecasts.

# What information do you need from the master plan to make informed decisions within your organization?

Land use development and impacts.

Facility layout, Utility needs and utility corridors

General aviation growth plan

Planning and development opportunities for efficient and critical areas around the airport.

Clear decision for BOI Future

Facility needs to meet future growth

Operational needs for Airport (staffing, IT, facilities) and land use needs.

CIP

# What information do you need from the master plan to make informed decisions within your organization?

Financial plan. Community impact analysis specific to transportation changes. Initiatives partnering with other local agencies to accomplish city growth and airport growth.

Airport growth and how it will impact our business

Plans for facilities with Airport growth

Checkpoint and baggage plans for long term growth.

Capital Improvement Plan. Building facilities in the correct locations. Securing the space needed for growth.

What space is coming available to add hangars to our facility. Where should i invest in buildings that will help grow our business.

The growth needs of the and future potential for an additional runway.

20 year “window” into regional air service and its economic impact on Meridian, Idaho, including possible noise impacts to residents.

# What information do you need from the master plan to make informed decisions within your organization?

Understanding the needs and how it fits in with the overall guest experience

# Progress Update – Task 03: Project Inventory of Existing Conditions

**Task Goal:** Collect and review available documents and studies related to airport operations, management, and development to establish a baseline of existing conditions.

**Key Subtasks:**

- ✓ Data Request
- ✓ Inventory Documentation
  - utilities, central receiving and distribution center (CRDC), landside, cargo, GA,
- ✓ Airport Background/History
- ✓ Environmental Setting

\+ Aerial Photogrammetry (underway)

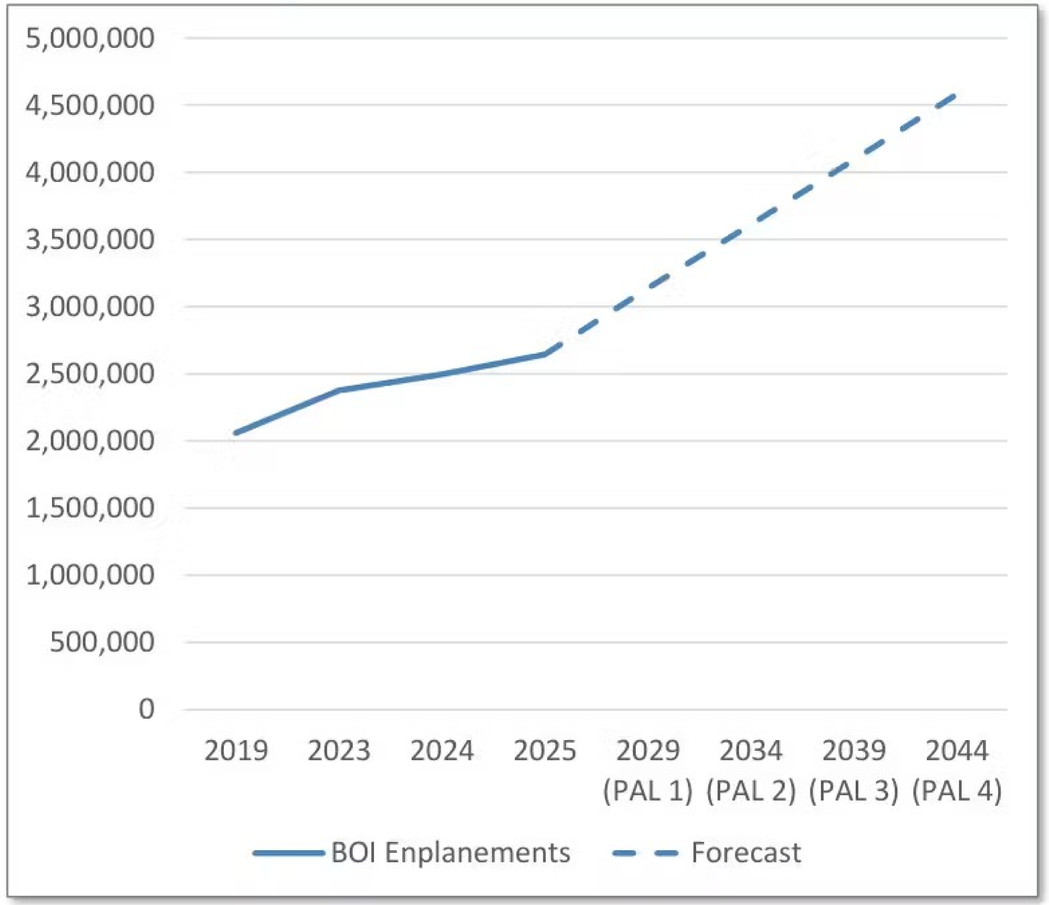
# Progress Update – Task 04: Aviation Forecasts

**Task Goal:** Establish accurate baseline data from which to forecast and develop aviation demand forecasts.

**Key Subtasks:**

- ✓ + Scenario Forecasts
- ✓ + Aircraft Fleet Mix Projections
- ✓ + Critical Aircraft Identification
- ✓ + Terminal Area Forecast Comparisons
- + FAA Aviation Activity Forecast (In Review)

**BOI Summary of Forecasts**




*Source: Table 1-3 MP Forecast Draft – USDOT Schedule T100 operations; BOI airport traffic data; L&B analysis*

# Progress Update – Task 07: Environmental Overview & NEPA Strategy

**Task Goal:** Evaluate airport development alternatives and to provide information to help expedite subsequent environmental processing in compliance with the National Environmental Policy Act (NEPA).

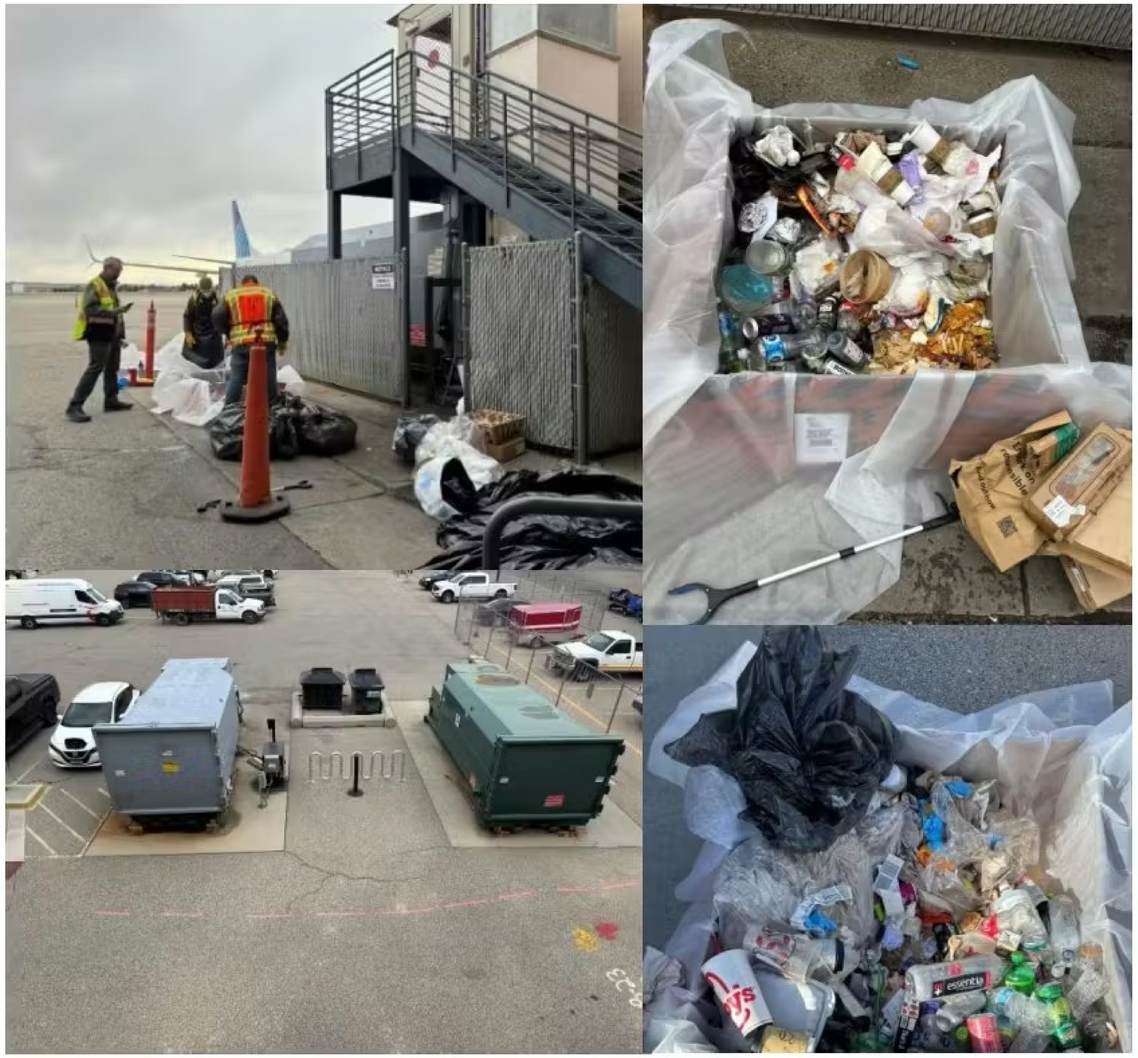
**Key Subtasks:**

✓ Environmental Baseline

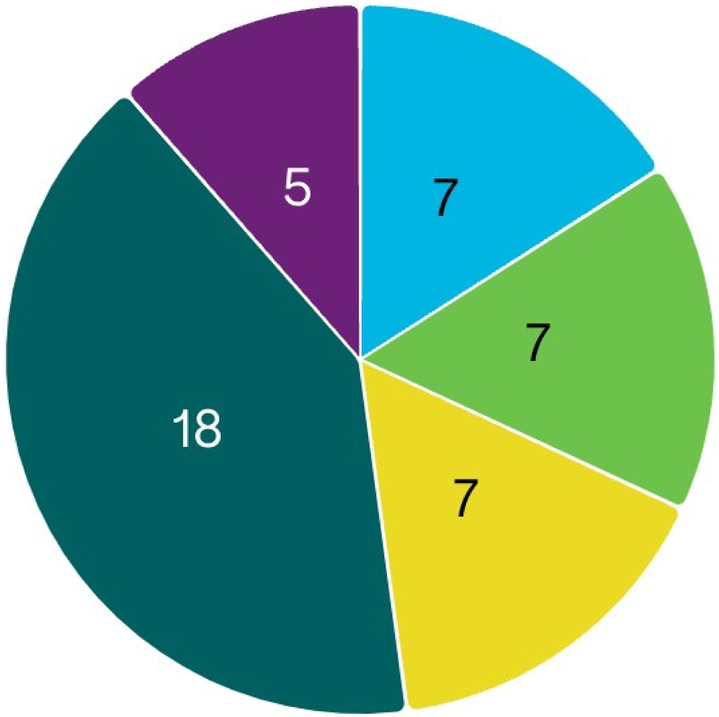
\+ Review Sustainability Program (Recommendations Pending)

✓ Airport Recycling, Reuse, & Waste Reduction Plan

\+ Alternatives Evaluation (evaluate environmental consequences)



# What is the highest-priority environmental impact category for Boise Airport?




| | |
|---|---|
| 7 | Water Quality |
| 7 | Greenhouse Gas Emissions |
| 7 | Wildlife Hazards |
| 18 | Noise Exposure |
| 5 | Recycling |

# Progress Update – Task 08: Security Vulnerability Assessment

**Task Goal:** Review security practices and procedures to identify security risks and recommend actions to mitigate those risks.

**Key Subtasks:**

- ✓ Security Policies Review & Baseline
- ✓ Security Risk Assessment
- \+ Security Risk Evaluation & Recommendations (In process)

Impact →

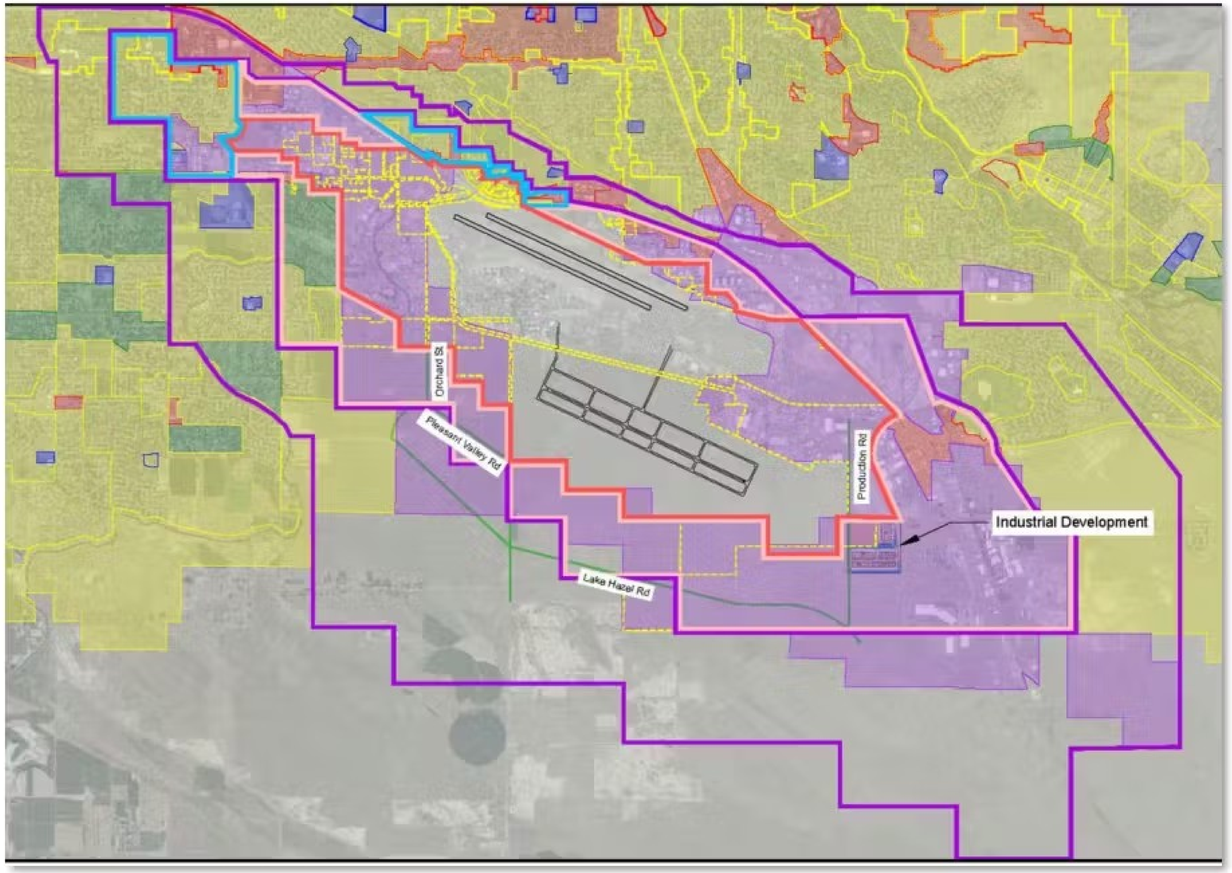
| Likelihood ↑ | Negligible | Minor | Moderate | Significant | Severe |
|---|---|---|---|---|---|
| Very Likely | Low Med | Medium | Med Hi | High | High |
| Likely | Low | Low Med | Medium | Med Hi | High |
| Possible | Low | Low Med | Medium | Med Hi | Med Hi |
| Unlikely | Low | Low Med | Low Med | Medium | Med Hi |
| Very Unlikely | Low | Low | Low Med | Medium | Medium |

# Progress Update – Task 09: Community Land Use / Zoning

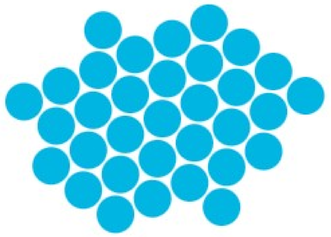
**Task Goal:** Evaluate existing land use patterns and policies and recommend modifications to existing ordinances and overlay zones to enhance land use compatibility.

**Key Subtasks:**

- ✓ Review Existing Data & Policies
- ✓ Inventory Land Uses & Approved Developments
- ✓ Land Use Compatibility Evaluation
- \+ Recommend Airport Overlay Zone (AOZ) District
- \+ Prepare Draft Revisions



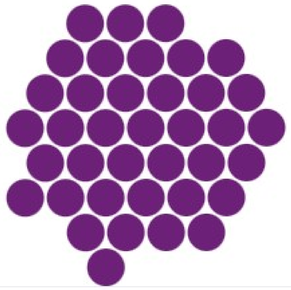
# What is the main purpose of airport noise contours?



33 To identify areas exposed to aircraft noise ✓

0 To show airline market share ×

1 To measure runway pavement condition ×



0 To estimate fuel burn ×

38 To prevent incompatible land development ✓

43

Are there land uses on or near the airport that you believe should be **protected**, **expanded**, or **restricted**?

Residential (restricted), industrial (expanded)

7 Popular

Less housing near the airport.

6

Military and governmental uses should be protected

6

Restrict residential near airport

4

Use of the third runway

3

More areas for GA growth

3

Restrict all residential Industrial / commercial ok

2

Protect airport from new residential housing.

2

29

Are there land uses on or near the airport that you believe should be **protected**, **expanded**, or **restricted**?

Expand/improve traffic flow into and out of airport

2

Keep Gowen road.

1

Restrict noise sensitive uses, restrictions on wildlife attractants

1

Parking, lodging.

1

Third runway expansion

1

Residential, including mixed use residential. Noise sensitive functions/uses.

1

Maintain density restrictions on property in noise impacted areas.

1

No uses that attract many individuals as well as uses that are sensitive such as housing, schools, churches, uses with children.

1

29

Are there land uses on or near the airport that you believe should be **protected**, **expanded**, or **restricted**?

Restrict incompatible uses around the airport

1

Budding Reaidential Area behind Micron should be restricted.

Protect current zoning requirements

Land south of Gowen Road should be used.

Restrict residential

Limit housing

Restrict residential

Keep airport an airport

29

Are there land uses on or near the airport that you believe should be **protected**, **expanded**, or **restricted**?

Keep aircraft ascending straight to elevation to protect more land for housing outside of those contours.

Restrict residential.

Commercial/ industrial businesses only

Residential restrictions

Industrial land uses should be allowed. Restrict residential in noise sensitive areas.

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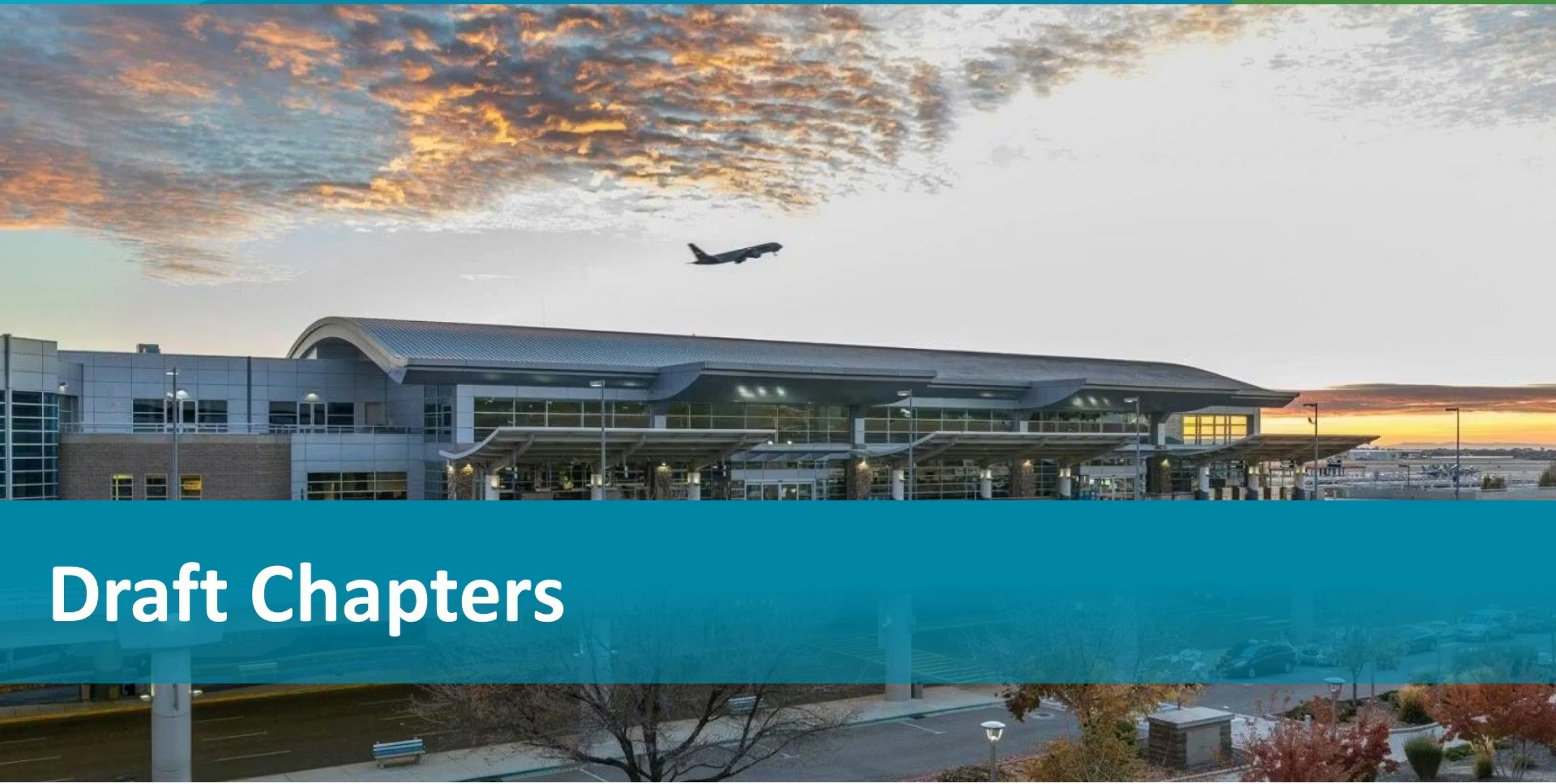

# Draft Chapters

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# Draft Chapter: Guiding Principles

Prioritize Safety and Security

Provide High-quality Customer Experience

Be Financially Responsible

Demonstrate Community and Environmental Stewardship

Ensure Regulatory Compliance

Maintain Flexibility and Adaptability

*Guiding Principles represent the core values, themes, and foundational ideas intended to inform decision making.*

# Draft Chapter: Stakeholder Involvement Program

**Structured, transparent engagement process**

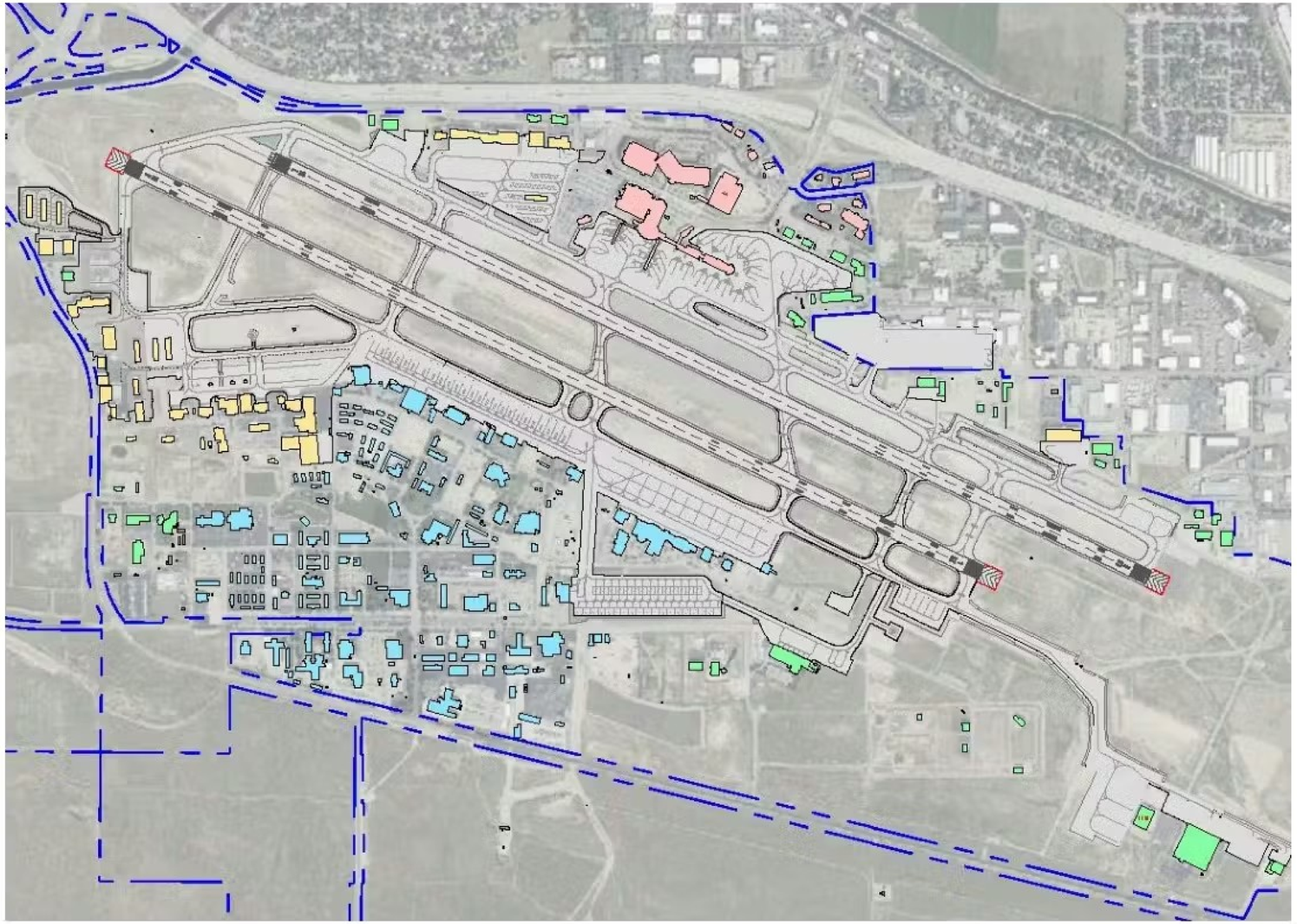
**Three-tier engagement model each with distinct roles**

**Multiple channels for accessible, timely and consistent communication**

## Stakeholder Involvement Schedule:

# Draft Chapter: Inventory of Existing Conditions

*BOI is the region's essential, multi-role airport — driving connectivity, and supporting commercial, GA, cargo, military, and critical economic and emergency functions.*



# What facilities and/or services are needed most at Boise Airport today?

# Are there land-use or zoning issues that ***could*** constrain future airport development?

# Draft Chapter: Review of BOI Strategic Plan

**Purpose of Review**: Review Boise Airport's Strategic Plan to understand its Mission and Vision.

**Objective:** Evaluate the multi-year strategy to ensure Master Plan Update recommendations are aligned with the Strategic Plan to support aviation business growth and community economic development.

**Focus:** Confirm that the existing Strategic Plan directly supports the long-term vision and operational priorities driving the MPU.

# Preliminary Aviation Demand Forecasts

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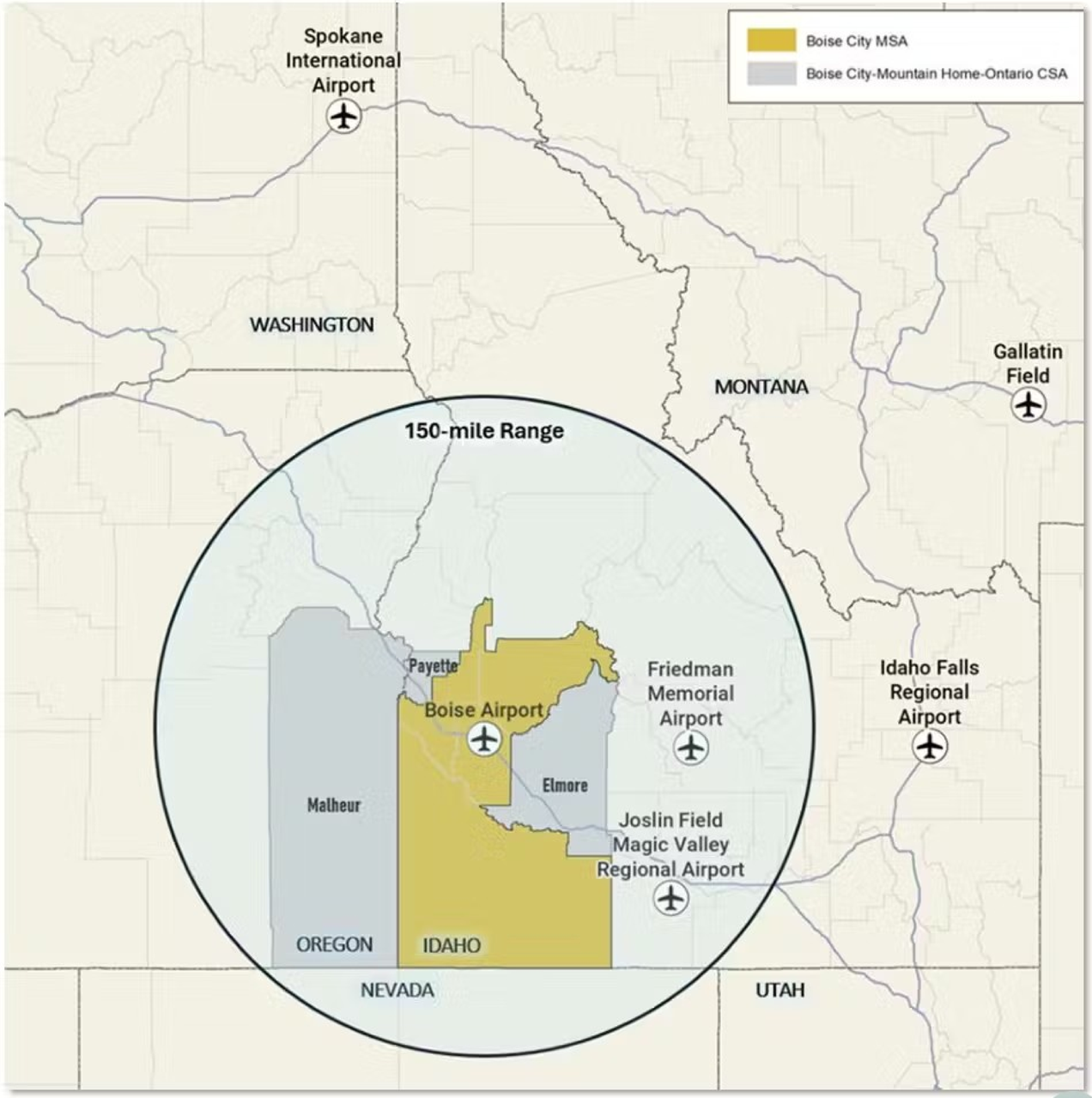
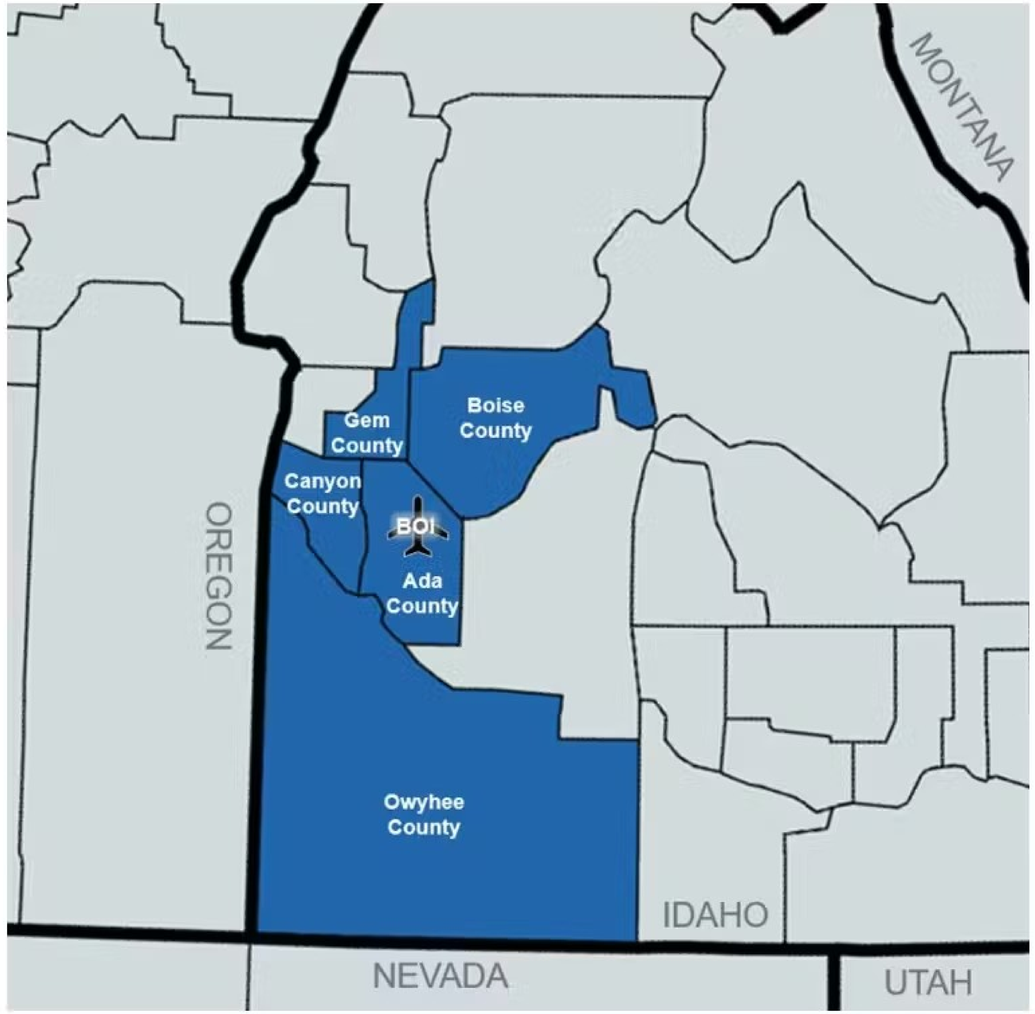
# Airport Service Area

*An estimated 1.1 million residents reside within a 150-mile range of the Airport.*

| State and County | | 2024 Population | Percent Share |
|---|---|---|---|
| **Boise City MSA** (5 counties) | | | |
| Idaho | Ada County | 535,799 | 63.3% |
| Idaho | Canyon County | 266,892 | 31.6% |
| Idaho | Gem County | 21,857 | 2.6% |
| Idaho | Owhyee County | 12,748 | 1.5% |
| Idaho | Boise County | 8,581 | 1.0% |
| **MSA Total** | | **845,877** | **100%** |
| **Boise City – Mountain Home – Ontario, ID-OR CSA** (3 additional counties) | | | |
| Boise City MSA | | 845,877 | 90.4% |
| Oregon | Malheur County | 32,315 | 3.5% |
| Idaho | Elmore County | 29,729 | 3.2% |
| Idaho | Payette County | 27,662 | 3.0% |
| **CSA Total** | | **935,583** | **100%** |



# Socio-Economic Activity




## Key Socioeconomic Trends & Projections

| | United States | Boise MSA |
|---|---|---|
| **Historical CAGR 2019-2024** | | |
| Population | 0.5% | 2.2% |
| Employment | 1.3% | 3.3% |
| GDRP | 2.1% | 4.4% |
| Per Capita Income | 1.9% | 2.8% |
| **Projected CAGR 2024-2044** | | |
| Population | 0.6% | 1.4% |
| Employment | 1.1% | 1.6% |
| GDRP | 1.9% | 2.1% |
| Per Capita Income | 1.5% | 1.2% |

*Source: Table 1-6 MP Forecast Draft – Woods & Poole Economics Inc., 2024 CEDDS*

## What community concerns related to airport operations should be addressed in the master plan?

Night ops/Quiet Hours

Noise

Noise.

Noise, land use

Noise

Security, safety, noise,

Noise, restricted land uses

Traffic

36

## What community concerns related to airport operations should be addressed in the master plan?

Car traffic

Noise, land uses, access to and from airport

Transition of Military Aircraft

Can the Airport keep up with Boise's growth

Noise and land use

Noise

Access, noise

Noise

36

# What community concerns related to airport operations should be addressed in the master plan?

Security Noise

Increasing costs

Access to airlines and Business Aviation. Parking.

Noise and land use.

Noise from F16's

Noise, traffic.

Honor existing neighboring uses. Maintain city transportation network.

Traffic

36

# What community concerns related to airport operations should be addressed in the master plan?

- Affordability, transit access
- Rural and backcountry connectivity
- Land use
- Aviation facility needs
- Traffic impacts
- Protecting military and local government services that support the community
- Entry and exit to airport roadway
- Accessibility in and out

36

## What community concerns related to airport operations should be addressed in the master plan?

- Noise, parking, and road traffic around the airport
- General aviation facility needs
- Future growth needs for Micron employees
- Land use, growth, service area, pick up - drop off design and enforcement of parking violations

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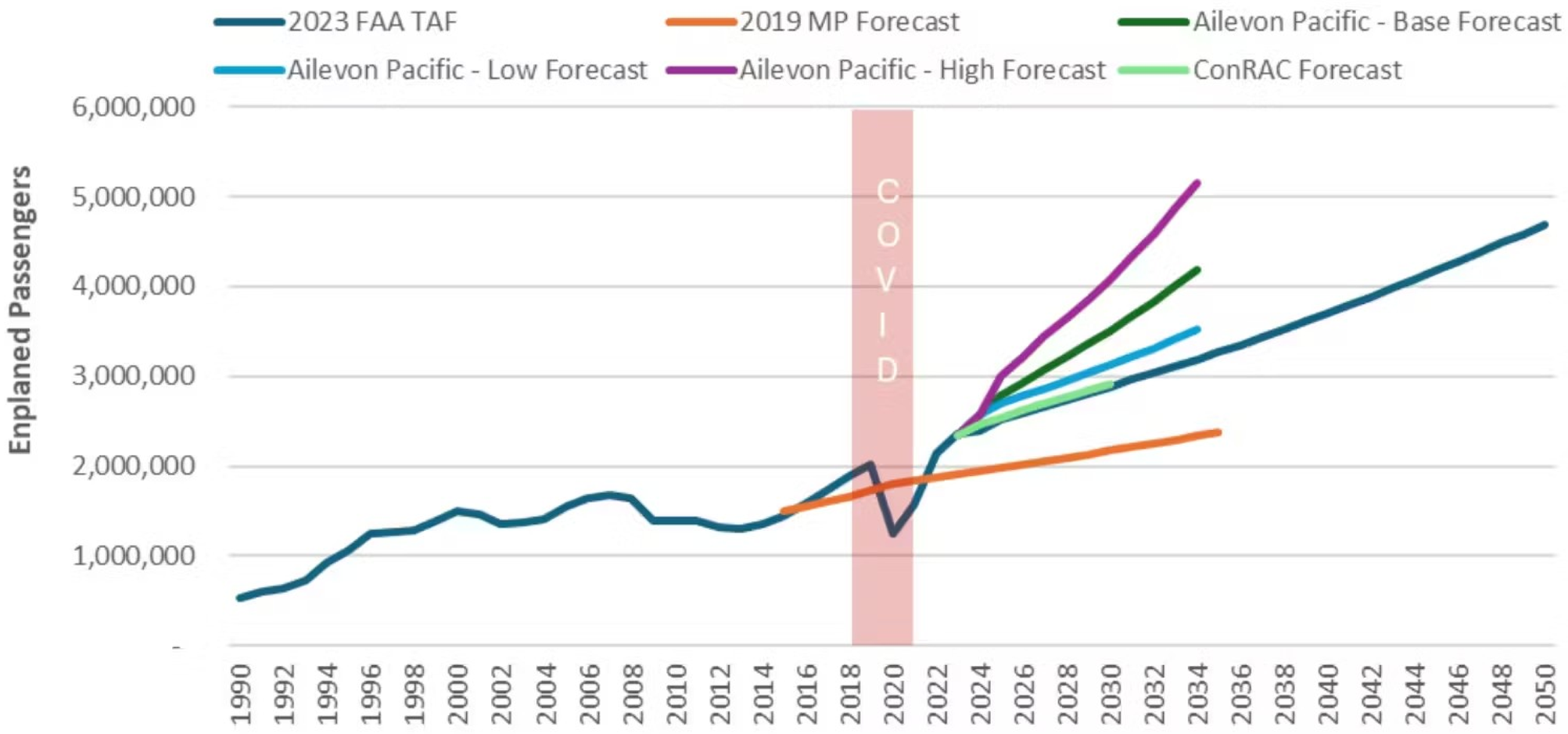
# Previous Passenger Forecasts

## Comparison of Previous Passenger Forecasts

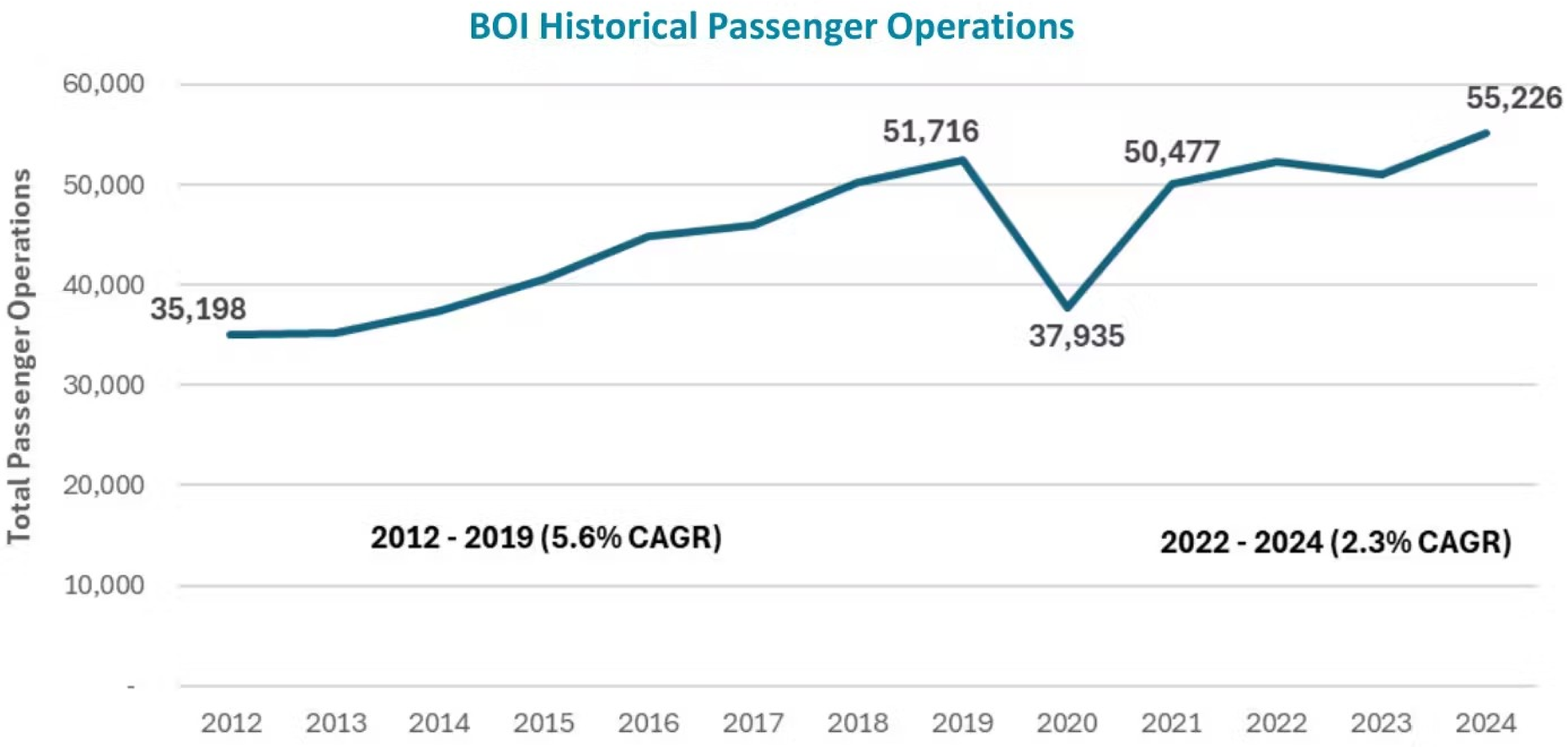



Note: 2019 Master Plan forecast years were only available for 2015, 2020, 2025, and 2030; other years were estimated using linear interpolation.

*Source: Figure 2-1 MP Forecast Draft – 2019 Master Plan (Ricondo); 2024 ConRAC Study (Leigh Fischer); 2024 Air Service Development (Ailevon Pacific Consulting); 2023 FAA TAF*

# Historical Operations

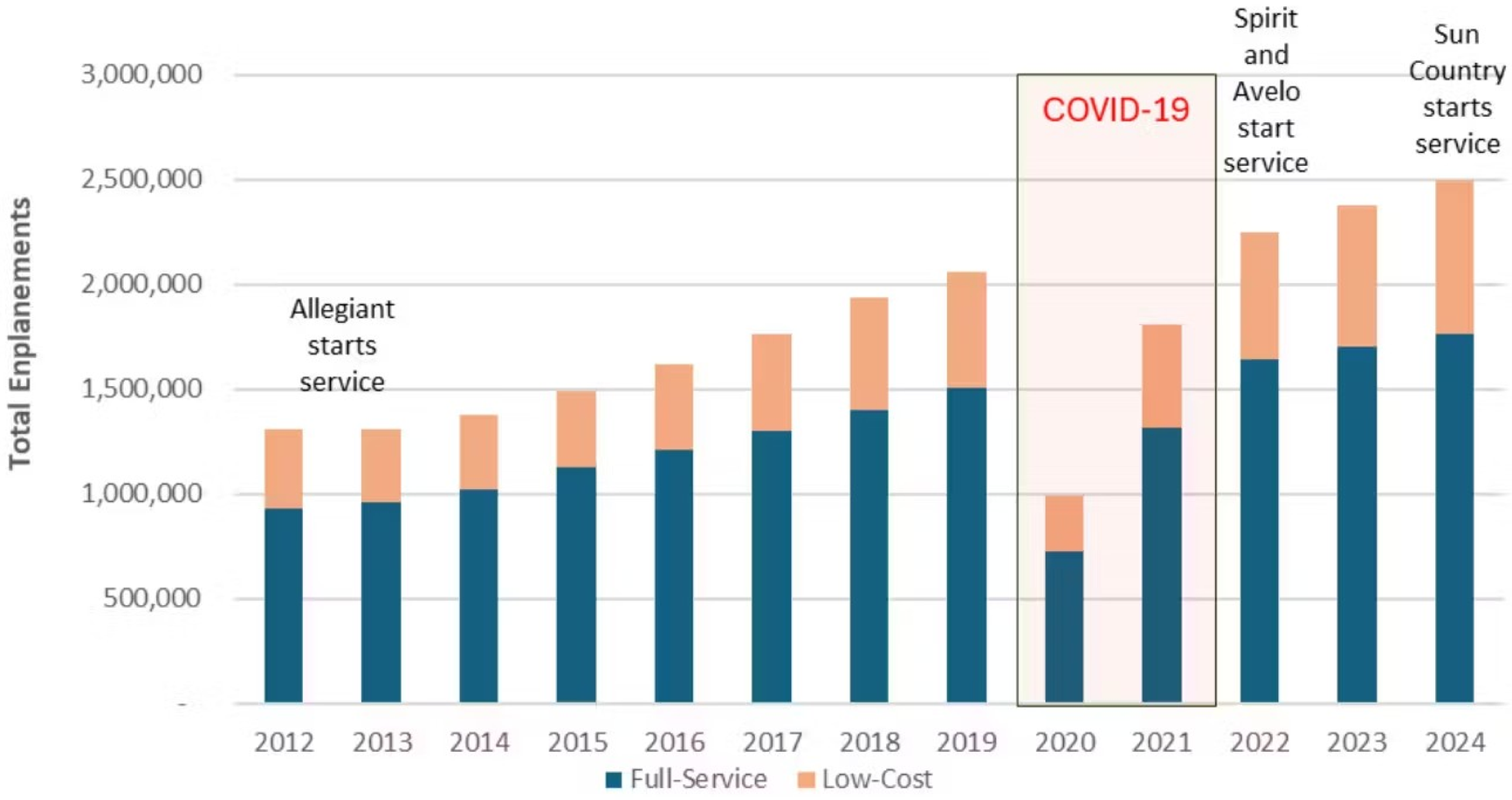
*Steady growth, rising aircraft gauge, and expanding operations have made BOI a resilient and growing commercial market.*




*Source: Figure 3-1 MP Forecast Draft – USDOT Schedule T100 data; BOI airport traffic data; Landrum & Brown analysis*

# Historical Enplanements

## BOI Historical Passenger Trends (Carrier Segment)

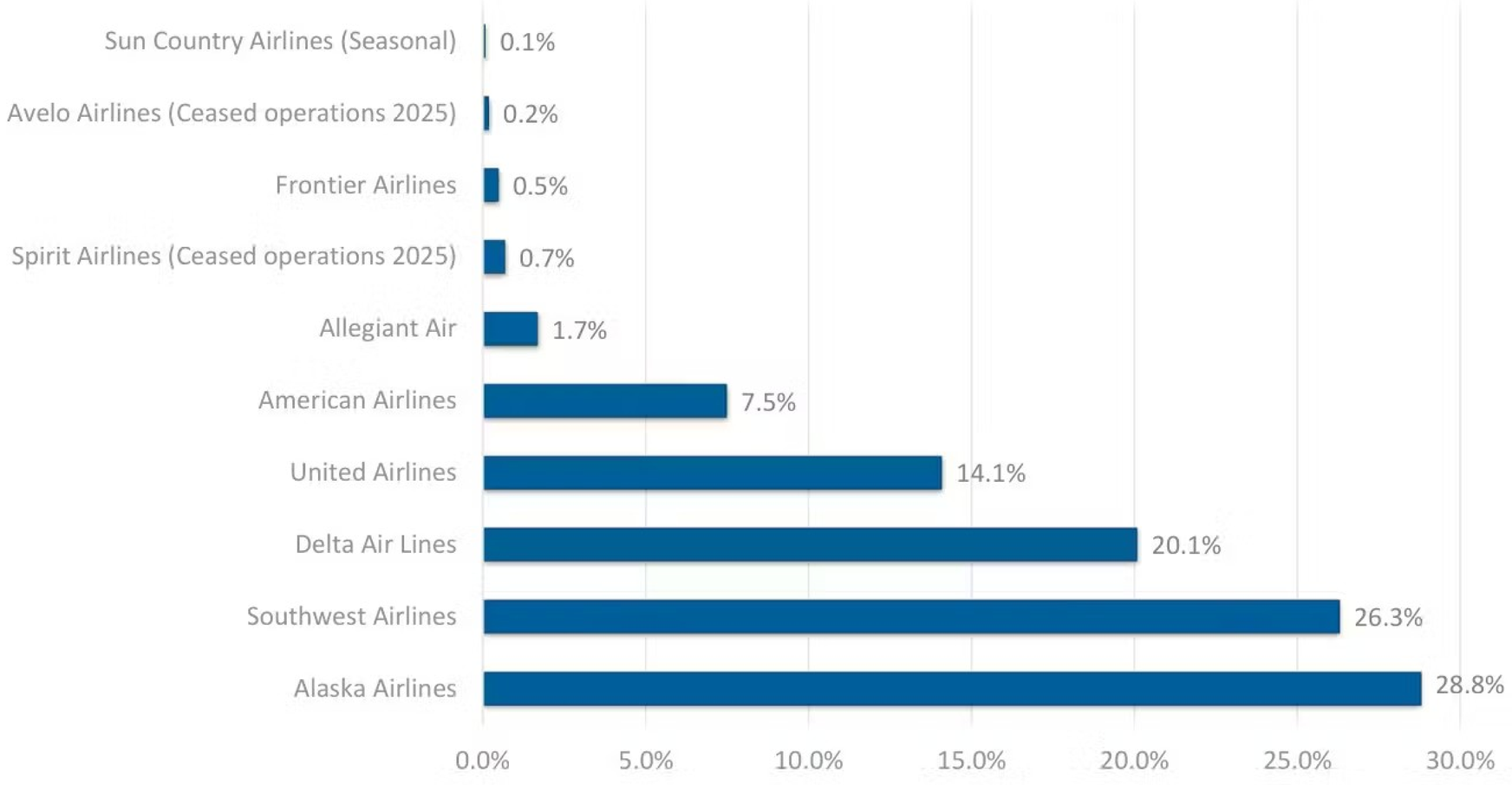



*Source: Figure 3-1 MP Forecast Draft – BOI airport traffic data; Landrum & Brown analysis*

- Long-term growth with temporary shocks
- Sustained high growth rates
- Strong O&D market

# Market Trends & Activity

## BOI Airline Market Share (by 2025 Scheduled Seats)




*Source: Figure 4-5 MP Forecast Draft – Diio Mi scheduled departing seats for 2025; Landrum & Brown analysis*

- Network carriers dominate hub-and-spoke operations and business travel
- BOI hosts all three airline business models, reflecting a diverse and competitive market

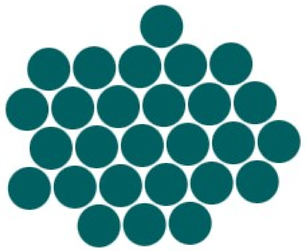
# What are the Top 3 markets for BOI?



14 Denver, Portland, Salt Lake City ×



5 Salt Lake City, Los Angeles, Las Vegas ×

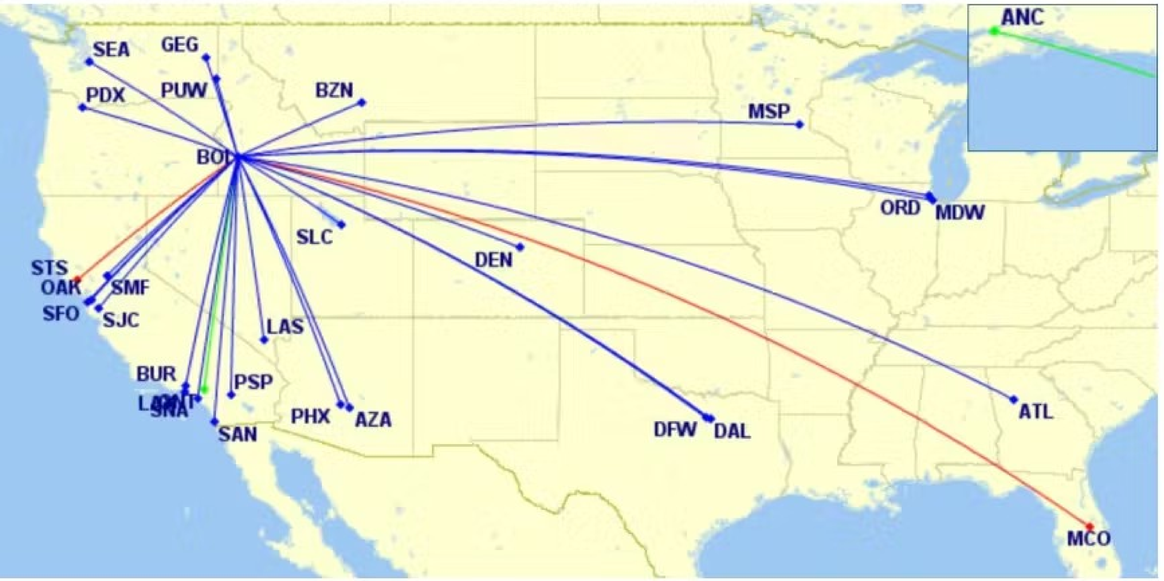


0 Phoenix Sky Harbor, San Francisco, Dallas-Fort Worth ×

27 Seattle, Las Vegas, Phoenix Sky Harbor ✓

# Top O&D Markets

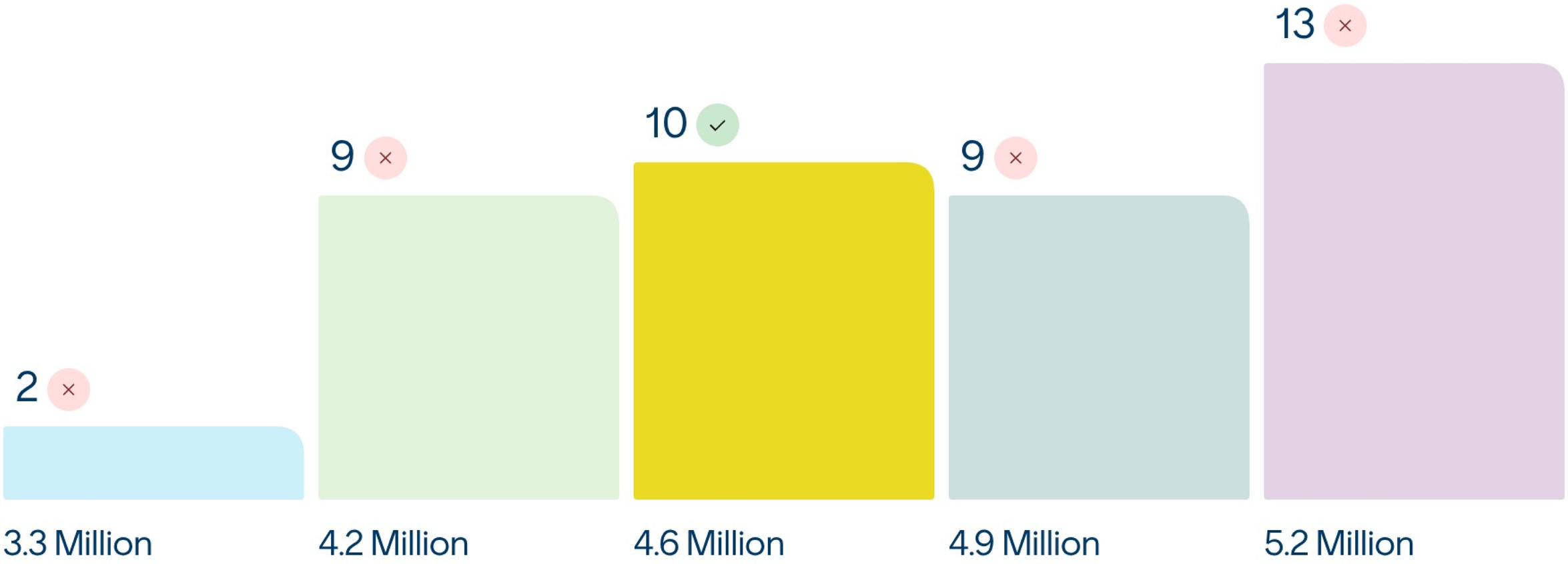
+ 63% of demand concentrated in the top 25 markets




| Rank | Market | Average 2024 Daily O&D Passengers | Average 2024 Daily Departures | Airlines Providing Service |
|---|---|---|---|---|
| 1 | Seattle-Tacoma International (SEA) | 523 | 15.3 | AS, DL |
| 2 | Las Vegas Harry Reid International (LAS) | 356 | 4.8 | WN,NK,G4,AS |
| 3 | Phoenix Sky Harbor International (PHX) | 335 | 5.5 | AA,WN,AS |
| 4 | Portland International (PDX) | 263 | 7.7 | AS |
| 5 | Denver International (DEN) | 254 | 5.0 | WN,UA |
| 6 | Sacramento International (SMF) | 234 | 2.8 | AS,WN |
| 7 | Los Angeles International (LAX)* | 227 | 4.9 | UA,DL,AS |
| 8 | San Diego International (SAN) | 227 | 2.1 | AS,WN |
| 9 | Spokane International (GEG) | 175 | 3.6 | AS, GR |
| 10 | John Wayne Airport (SNA)* | 172 | 0.5 | AS,G4 |
| 11 | Bob Hope Airport (BUR)* | 157 | 1.5 | AS,WN |
| 12 | San Francisco International (SFO) ** | 135 | 4.2 | AS,UA |
| 13 | San Jose Mineta International (SJC) ** | 125 | 1.8 | AS,WN |
| 14 | Oakland International (OAK) ** | 120 | 1.8 | WN |
| 15 | Dallas-Ft Worth International (DFW) | 112 | 2.3 | AA |
| 16 | Salt Lake City International (SLC) | 109 | 4.6 | DL |
| 17 | Chicago O'Hare International (ORD) | 97 | 1.7 | AA,UA |
| 18 | Minneapolis–Saint Paul International (MSP) | 91 | 2.3 | DL, SY |
| 19 | Orlando International (MCO) | 87 | | |
| 20 | Hartsfield-Jackson Atlanta International (ATL) | 83 | 1.3 | DL |
| 21 | Austin-Bergstrom International (AUS) | 68 | | |
| 22 | Ontario International (ONT) * | 61 | | AS in 2026 |
| 23 | Honolulu International (HNL) | 60 | | |
| 24 | Nashville International (BNA) | 57 | | |
| 25 | George Bush Intercontinental (IAH) | 57 | | |
| | Top 25 Markets | 4,185 | 74 | |
| | | 63.3% | | |
| | Total | 6,613 | 75 | |

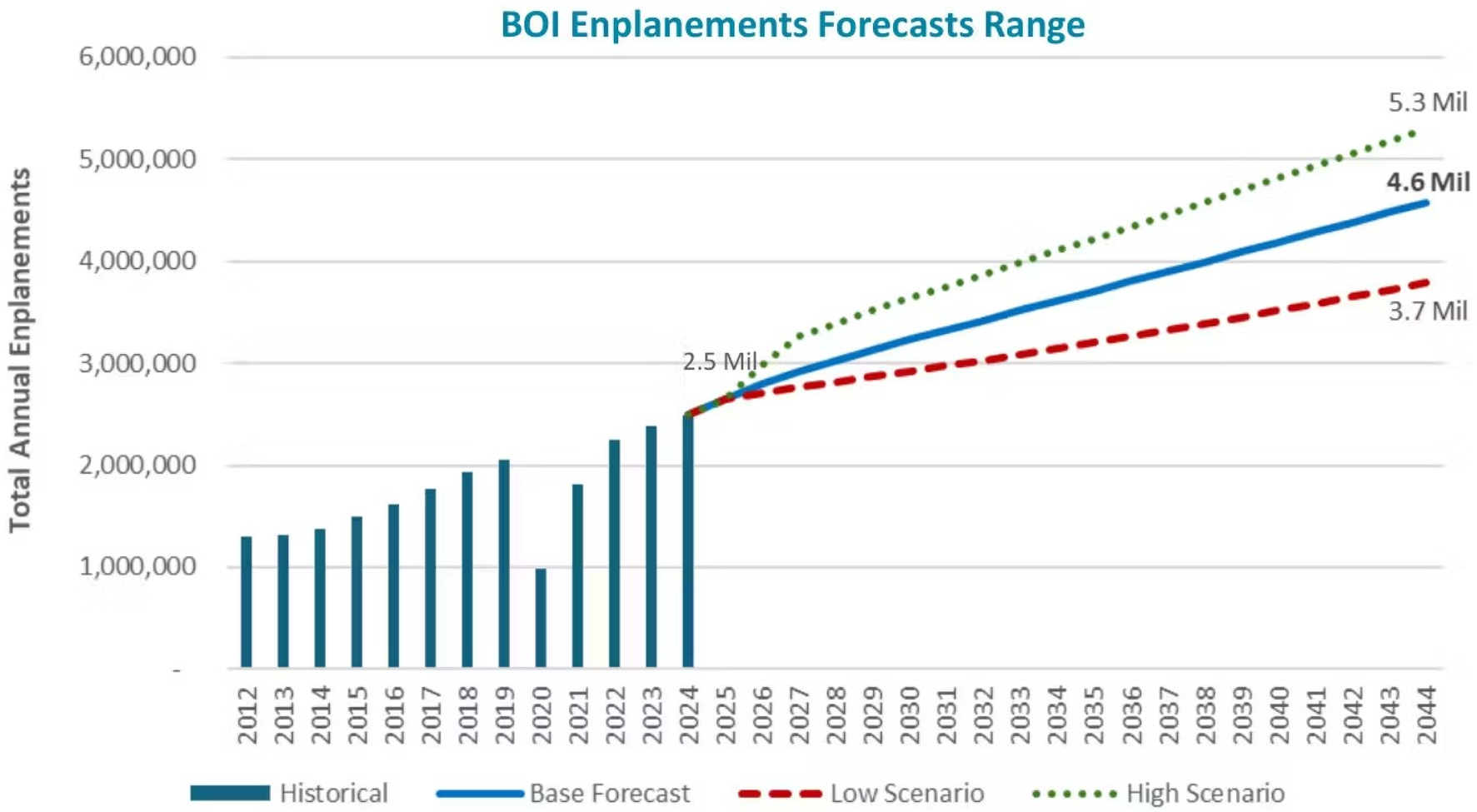
*Source: Table 4-7 MP Forecast Draft – U.S. Bureau of Transportation Statistics, Air Passenger Origin and Destination Survey Data from Diio Mi; Landrum & Brown analysis*

# By 2044 BOI annual enplanements are forecasted to reach what number?



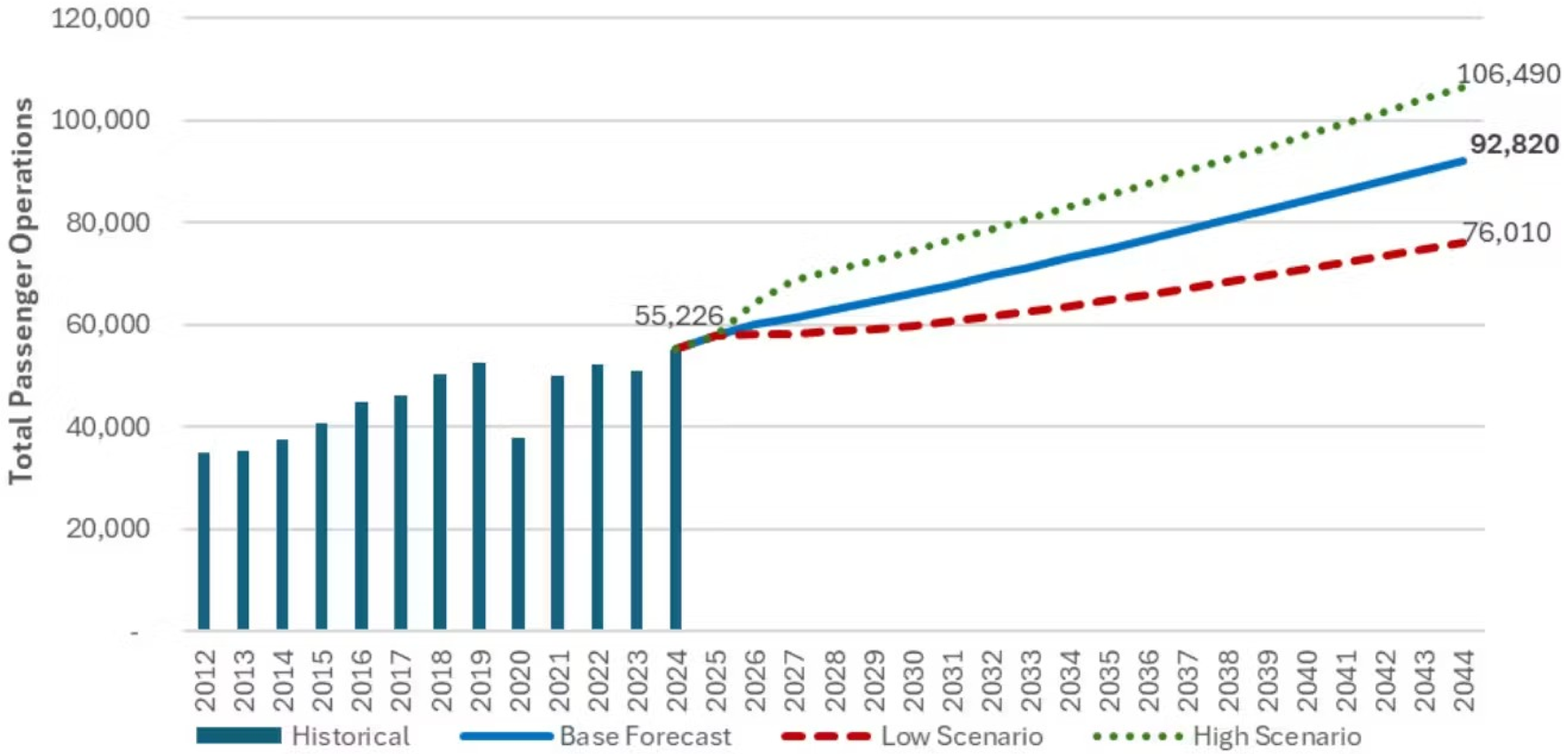
# Enplanements Forecast

*Scenarios are driven by assumptions about growth, economic conditions, and airline connectivity.*




*Source: Figure 4-17 MP Forecast Draft - BOI airport traffic data; L&B analysis*

# Commercial Aircraft Operations Forecast




*Source: Figure 5-1 MP Forecast Draft - BOI airport traffic data; L&B analysis*

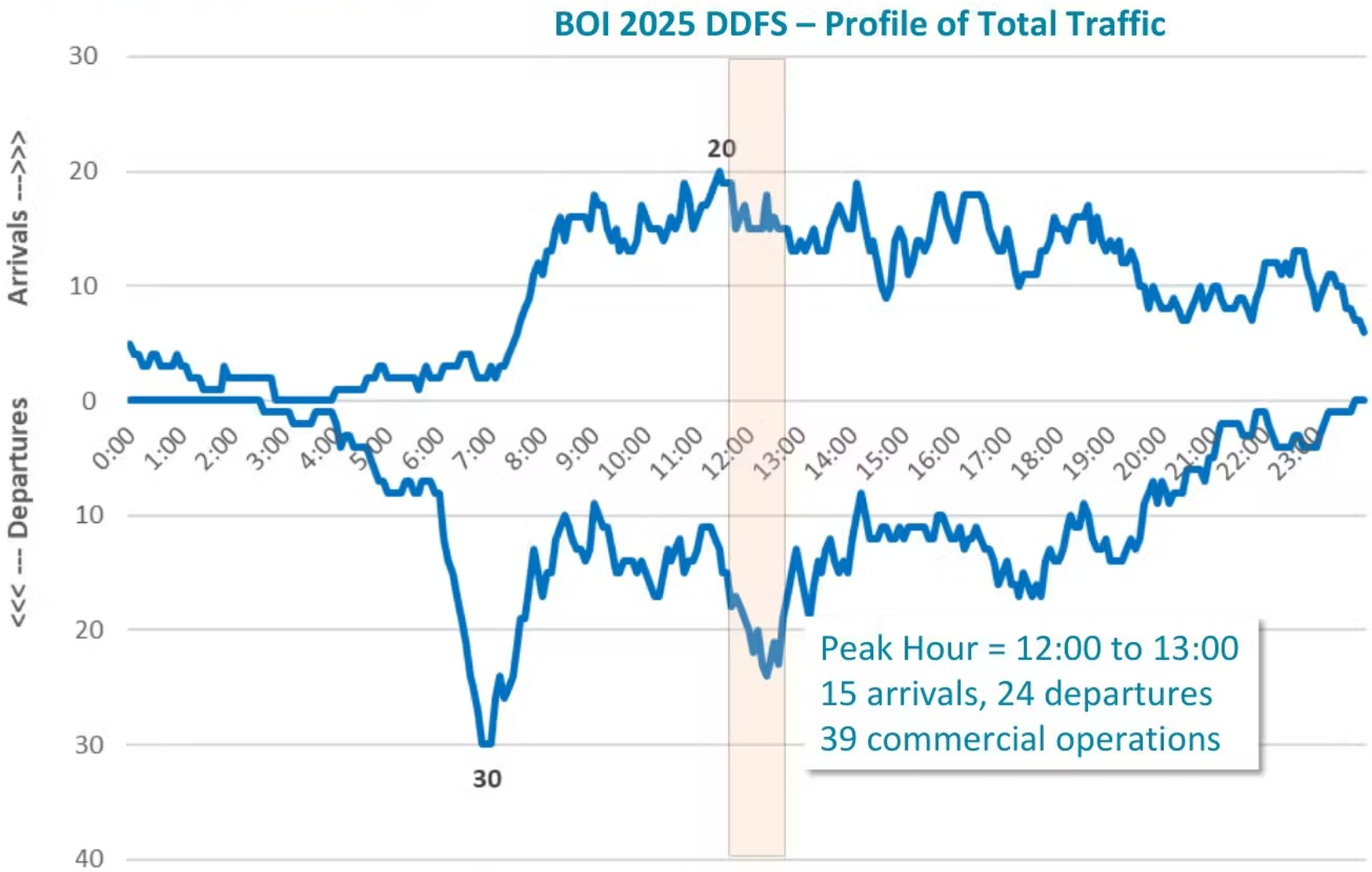
*Modest changes expected in aircraft size and load factors.*

*Operational growth will closely track passenger growth rather than major shifts in fleet mix.*

Boise Airport

InterVi

# Total Traffic




*Source: Figure 6-3 MP Forecast Draft - Diio Mi scheduled passenger operations; FAA CountOps database July 2025; L&B analysis*

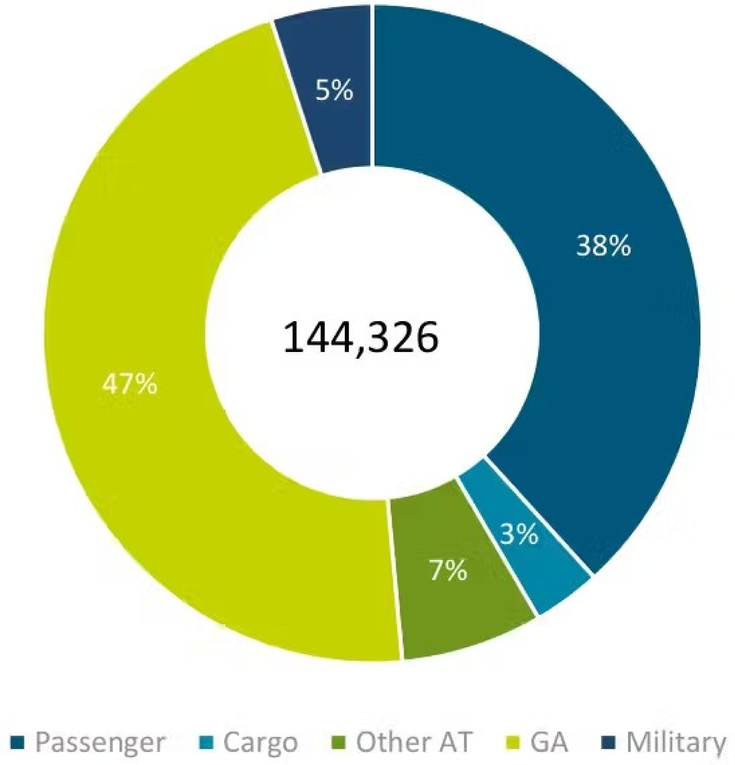
*466 total flights and a consistent midday peak anchor BOI's future traffic growth.*

# Base Forecast Summary of Operations

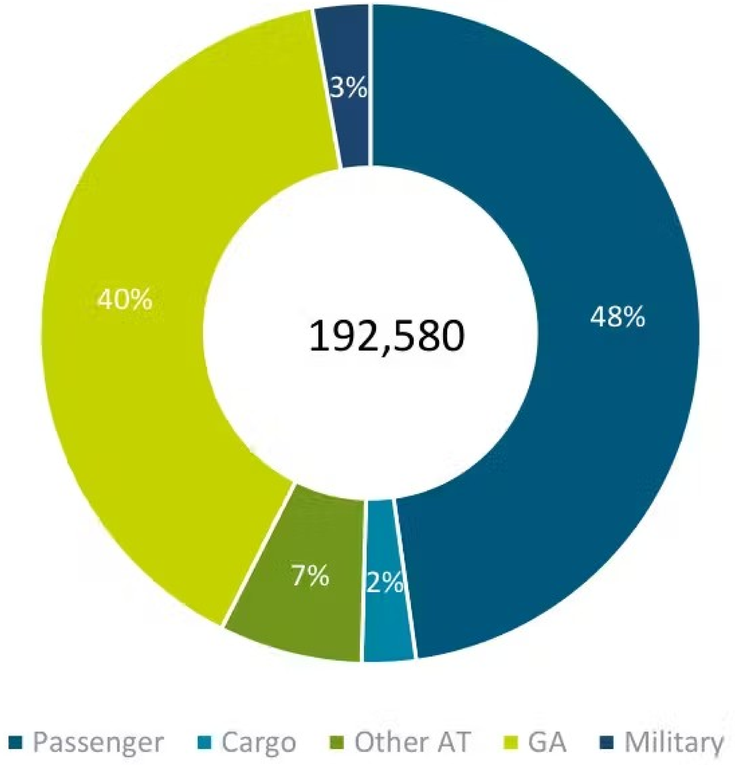
*Commercial passenger operations expected to overtake GA and become the largest segment by 2044 with a projected 48% share.*

## BOI Aircraft Operations Forecast Summary

### 2024 Total Aircraft Operations

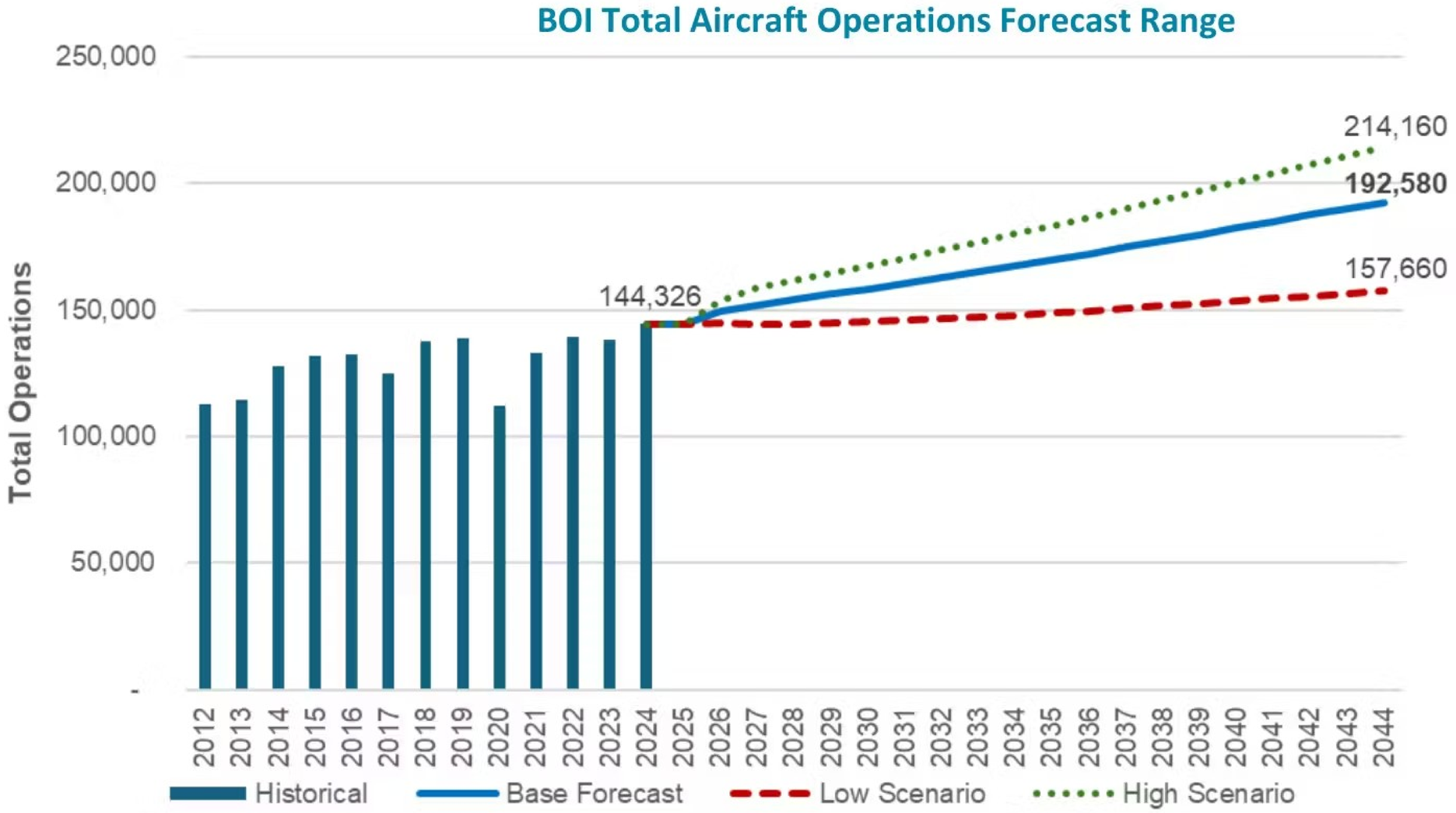



### 2044 Total Aircraft Operations




*Source: Adapted from Figure 9-1 MP Forecast Draft - BOI airport traffic data; USDOT schedule T100 data; L&B analysis*

# Total Operations Forecast




*Total operations project growth, driven by segment growth with military demand held constant.*

*Source: Figure 9-2 MP Forecast Draft - BOI airport traffic data; L&B analysis*

# Existing & Future Critical Aircraft

## Runway 10L-28R & Runway 10R-28L

| AAC: D B737-900/MAX 9 | ADG: IV B767-300 | TDG: 5 B767-300 |
|---|---|---|
| | | |

## How should the airport balance aeronautical vs. non-aeronautical development over the next 20 years?

Choose a spot along the scale

Focus on Aeronautical

Focus on Non-Aeronautical

48

# What decisions should *not* be deferred beyond this master plan update?

3rd runway

3rd runway schedule

How to access the 3rd runway

3rd Runway

Land use of airport property

General aviation growth plan

Facility needs

Third runway

40

# What decisions should *not* be deferred beyond this master plan update?

Land use around airport

Third Runway future

CRDC GTC

Land use

Development around airport

Long term opportunities (100 year plus)

No residential development

Traffic. Parking. Business Aviation capacity.

# What decisions should *not* be deferred beyond this master plan update?

Airfield constraints

Assault strip

Land use

Aircraft deicing facility

Continuation of rural and backcountry connectivity

3rd runway

Access for air charter companies based in rural communities.

New noise study, new zoning district, 3rd runway, surrounding land uses.

# What decisions should *not* be deferred beyond this master plan update?

- 3rd runway
- Land use and the 3rd runway
- Taxiways to 3rd runway
- Concourse B
- Curb
- Ground transportation center, future parking, third runway, land use of airport, CRDC
- Traffic flow to the airport
- General aviation growth

# What decisions should *not* be deferred beyond this master plan update?

- Realignment of Orchard; expansion of FBO footprint
- Traffic, facility needs
- Land availability for general/corporate aviation growth
- Larger aircraft usage
- Noise compatibility/analysis, Land use restrictions, Central deicing facility, Central receiving, Ground run-up enclosure
- Drone security
- Military land use and 3rd runway
- Use of the third runway

# Thinking ahead 20 years, what single most airport improvement would benefit the airport community?

# Next Steps

- Provide today's slide deck
- Coordinate with TAC on next master plan check in meeting
- Forecast Submittal & Approval by FAA
- Facilities Requirements
- Develop Alternatives

# Thank You

InterVISTAS