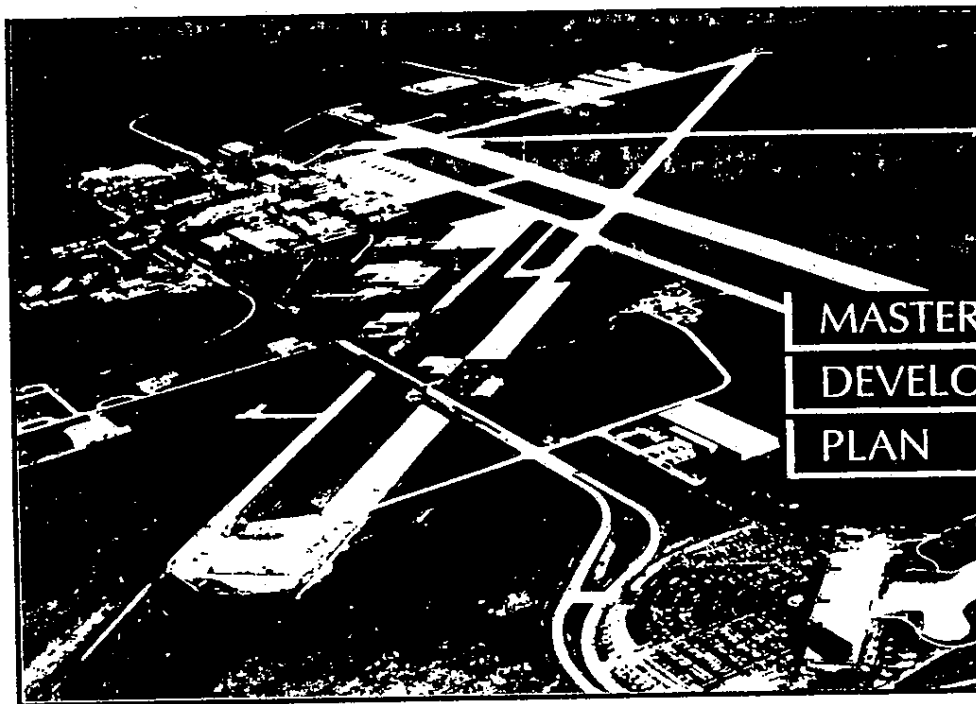

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JOHNSON COUNTY INDUSTRIAL AIRPORT



MASTER
DEVELOPMENT
PLAN

HSGA

BRW

**JOHNSON COUNTY INDUSTRIAL AIRPORT
MASTER DEVELOPMENT PLAN**

Submitted to

Johnson County Airport Commission

December 1992

by

**HAMMER, SILER, GEORGE ASSOCIATES
Denver, Colorado**

and

**BRW, INC.
Denver, Colorado**

FOREWORD

This report summarizes the findings and recommendations of Hammer, Siler, George Associates and BRW, Inc. concerning the development of non-aeronautical use areas of the Johnson County Industrial Airport. It includes a master plan to guide development and investment decisions over the next ten to twenty years. The work was completed under the terms of a contract between the Board of County Commissioners of Johnson County, Kansas, and Hammer, Siler, George Associates dated September 16, 1991. BRW, Inc. was a subcontractor to Hammer, Siler, George Associates.

The master plan report is accompanied by a wall-sized map which presents the master plan itself. This document describes the research, background, and rationale that led to that plan, as well as the marketing and policy recommendations that are necessary to implement the plan. The report is divided into seven sections. The first describes the setting in terms of the mission of the Johnson County Airport Commission and the reasons for updating the original master plan, which was done in 1976. Section II describes existing conditions at the airport, including the characteristics of the existing tenants and the physical character of the site and its infrastructure. Section III evaluates the local real estate market within which the airport will be competing for tenants and development interest. Section IV follows with a specific look at the high-potential target industries. The next section draws upon this background to derive a marketable development program and evaluates that program in terms of its economic impact on the county. Section VI then presents this development program in a physical plan including design guidelines and infrastructure requirements. The final section outlines the implementation steps including recommendations about phasing, financing, management, and marketing the project.

We are grateful for all of the assistance we received from public officials, real estate professionals, existing tenants, and economic development staffs that provided invaluable input in terms of both data and ideas. We particularly thank Mr. Lee Metcalfe, executive director of the Airport Commission and his staff, who provided direction and oversight throughout the study.

HAMMER, SILER, GEORGE ASSOCIATES
Denver, Colorado
December 1992

Hammer, Siler, George Associates
BRW, Inc.

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