Residential Through-the-Fence Operations

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Residential Thru-the-Fence Policy

• RTTF
• Active issue for many years
• Interim policy issued March 2011
• Applies to all federally obligated airports

What is a Thru-the-Fence operation?

➔ Permits access to airport property by aircraft based on land adjacent to, but not on, airport property
➔ May be commercial, private, or residential
➔ Does not require a fence to be considered a thru-the-fence operation
Residential Thru the Fence Operation

- Airpark
- Real property used for single or multi-family dwellings even when co-located with businesses, commercial activities, or hangars
- Hangar homes
Residential Thru-the-Fence Operation

• What’s the concern?
  • Pilots live in the homes – they understand airports
  • A RTTF operation provides a more supportive community for the airport
  • A RTTF operation provides another source of income for the airport
  • A RTTF operation provides additional security
RTTF Operations – FAA Experience

• “Pilots understand airports and provide a more supportive community.”
• Unless things change …..
• Pilots support the airport – what about the rest of the family?
• What happens when the pilot sells his home to a non-pilot?
• What happens if the airport needs the property for development? Compliance issues?
• RTTF operations make it more difficult to deny other residential development near the airport
A RTTF operation provides more income for the airport.

- Access fees may not cover the airport’s costs of supporting the RTTF operation
- Activities in the residential area may have an economic impact on airport tenants:
  - Aircraft storage
  - Fuel sales
  - Aircraft repair
RTTF Operations – FAA Experience

• A RTTF operation provides more security for the airport through increased vigilance.
  ➔ Activity becomes routine and less noticed
  ➔ More access points tend to make the airport less secure, not more secure.
  ➔ Non-pilots may not know airport operation rules
    o Guests
    o Unsupervised children
    o Pets
    o Vehicles
RTTF Concerns

• May impact airport’s compliance with grant assurances
• Noise complaints
• Easements and leases that encumber airport property
• Unsafe interaction between aircraft and private vehicles, residents, guests, unsupervised children, unleashed pets
• Increased public safety and liability risks
• Line of sight obstructions and operational limitation.
• Airport development limitations
Residential Thru-the-Fence Policy

• Amended Grant Assurance #5 to prohibit future RTTF arrangements
• Requires all airports to certify RTTF status
• Requires existing RTTF airports to update ALPs and mitigate with access plans
• Review interim policy in 2014
Airports with RTTF Operations

• Update ALP

• Develop access/mitigation plans that
  ➔ Ensure control of airport land and access
  ➔ Ensure safety of airport operations
  ➔ Ensure recovery of operational costs
  ➔ Ensure protection of airspace
  ➔ Ensure compatible land use around airport

• AIP impact
  ➔ No AIP impact in 2012
  ➔ Acceptable access plan and compliance for grants in 2013 and 2014
QUESTIONS