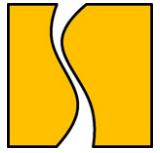


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06/05/2025

Van Horn Aviation
4958 E. Falcon Drive, Mesa AZ 85022
APN: 141-36-001E (Parcel 35C)

Van Horn Aviation Project Narrative

This project is a new 21,211 sqft. pre-engineered metal building airplane hangar, 17,593 sqft. of hangar space for helicopter storage, along with 1,633 sqft. of office area for staff and two restrooms with a 1,985 sqft mezzanine area.

Van Horn Aviation is a privately held small business based in Tempe, Arizona, where it operates both its corporate offices and production facilities. The company focuses on the design, testing, certification and manufacturing of composite rotor blades for a range of helicopter models. The composite rotor blades provide various performance improvements from reducing noise and pedal fatigue to increasing lift and speed.

The proposed elevations incorporate more than the required minimum of three materials. Two types of masonry are designed to resemble the abstract shape of a helicopter rotor blade, reflecting the work Van Horn Aviation specializes in. The steel structural elements are inspired by the struts and cables of a bi-plane, while the canopies and struts evoke the wings of an aircraft, including elements like spoilers and plates. The color variations on the Pre-Engineered Metal Building (PEMB) are designed with a vaulted motif, meant to echo the look of historic hangars and to help soften the building's large, industrial appearance.

These design elements comply with Falcon Field's Design Standards and the Mesa Zoning Ordinance development and design standards. Both FFDS and MZO require different materials to break up large facades. FFDS calls for aviation-themed accents, stepped massing, and wide horizontal canopies, all of which are incorporated into our design. MZO's quality design guidelines emphasize an industrial project identity, with architectural elements that connect the building to its surrounding development—something we've achieved through aviation-inspired design features at the airport. We've focused architectural detailing on the building's public frontage and incorporated design elements that create an engaging pedestrian-level façade. These include material changes and canopies that cast interesting shadows to attract visitors. We have broken up the PEMB (Pre-Engineered Metal Building) with different color variations along with two different metal panel profiles, R-Panel and Board and Batten.

Per Section 11-7-3(B)(6) of the Mesa Zoning Ordinance, site planning and design standards may be modified when maximum achievement can only be attained through alternative compliance.

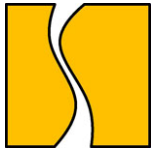
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We are requesting Alternative Compliance from the Design Review Board for the elevations not fully visible from the public right-of-way. The lower portion of the proposed design is obscured by fencing and a decorative CMU wall, which is integral to the front façade and represents a helicopter blade. This design enhances the site's aesthetics and aligns with the area's aviation theme, as required by FFDS. The front façade is intentionally designed to capture public attention, drawing focus away from the building's sides while incorporating diverse materials that reflect various architectural elements.