

Narrative for Development of : Falcon 12 Aviation Center

April 30, 2024

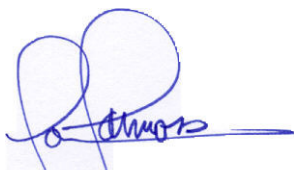
To Whom it May Concern:

This project is located on approximately 3.92 acres in size at the northwest corner of McKellips Road and Falcon Drive on lease land owned by the City of Mesa at Falcon Field and is designated as Parcel #12.

The site layout has been designed to accommodate the previously installed infrastructure, required setbacks and utility easements. Our design consists of four buildings of approximately 61,583 square feet separated into corporate aircraft hangar storage space and 7,216 square feet of office space in support of the hangars and other commercial aeronautical uses.

Particular focus has been taken on the corner building to enhance the main entrance to Falcon Field Airport by the generous use of glass, coreten roofing and trim, stucco, various masonry textures and steel panel construction. The airside of the Center has been designed for the function of aircraft movement & vehicular passage to the existing Taxiway at the northeast corner of the site. Parking for the office areas is provided adjacent the offices with direct access from the street on the landside of the secured airport area. Vehicle parking for the hangars is planned to be within the individual hangars with over flow and added guest parking available along the west boundary of the site on the airside of the parcel.

Utilities such as the storm water drainage system was installed previously along with the sanitary sewer, domestic water, fire line, electrical conduit and transformer pads. Only slight modification to these utilities will be required to facilitate the current design.



John C. Manross
Architect