Kimley»Horn

April 21, 2026

Mr. Michael Mancuso
Boeing
5000 E. McDowell Road
Mesa, AZ 85215

Re: Parking Memo for Existing and Future Boeing Manufacturing Buildings
NEC Greenfield Road and McDowell Road – Mesa, Arizona

Dear Mr. Mancuso:

This letter outlines our findings regarding the required and provided parking for the Boeing site located near the northeast corner of Greenfield Road and McDowell Road in Mesa, Arizona. The project is a Boeing manufacturing facility that currently has an existing 158,528 square feet (SF) building. The site plan indicates the existing building will be expanded to the north. The proposed addition is approximately 263,386 SF and will maintain the same manufacturing operations. The existing building and proposed building are expected to have a maximum of 185 and 215 employees a day, respectively, as the majority of the advanced aeronautics manufacturing is completed using large machinery and tooling stations. The purpose of this report is to demonstrate that the existing and future parking spaces are expected to provide sufficient parking based on Client information for the maximum demand of the site and unique manufacturing operations. The proposed site plan is attached.

Each building will operate in three shifts a day with a maximum number if 120 and 130 employees a shift in the existing and proposed building, respectively. **Table 1** identify the number of employees in each shift within the existing and proposed building.

Table 1 – Building Shifts and Number of Employees Per Shift

Description	Conditions	Number of Employees			
		Shift 1	Shift 2	Shift 3	Total
Industrial	Existing Building	120	50	15	185
	Proposed Building	130	70	15	215
				Total	**400**

The existing parking field provides 274 parking spaces. The proposed site plan indicates the parking field will be expanded to supply an additional 278 spaces. The total number of employees and parking spaces for the entire development is expected to be 400 and 552, respectively. For purposes of this analysis and to remain conservative, it is anticipated that the parking demand for the site would require supporting overlapping of all three shifts. Under these circumstances, it is expected that a maximum of 400 employes would require parking spaces.

The City of Mesa Zoning Ordinance, Section 11-32-3 contains a parking requirement for an industrial category which is summarized below. As mentioned, this site is a unique manufacturing land use; however, for purposes of determining the City Code required parking, the parking requirements for

industrial land use were utilized. **Table 2** identifies the existing and future building parking requirements based on the City of Mesa's code.

Table 2 – City of Mesa Code Required Parking

Description	Conditions	Parking Rate	Building Size (SF)	Required Parking	Parking Provided
Industrial	Existing Building	1 space per 600 SF	158,528	264	274
	Proposed Building		263,386	439	278
		Total	**421,914**	**703**	**552**

Per the City of Mesa On-Site Parking Code, the number of parking required for the entire site based on building square footage is 703 parking spaces. The site is expected to provide a total number of 552 parking spaces. This results in a 21.5% decrease from the code required parking.

The Client provided information indicates that the unique land use requires one (1) parking space per employee and 0.2 parking spaces per employee to account for guests and miscellaneous visitors. This allows the parking to be sufficiently utilized without constructing an excess of unused parking spaces. The parking required for each building is shown below in **Table 3**.

Table 3 – Boeing Employee Based Parking Demand

Description	Conditions	Parking Rate	Number of Employee	Parking Demand	Parking Provided
Manufacturing	Existing Building	1 space per Employee + 0.2 spaces per Employee (Guest Parking)	185	185	274
				37	
	Proposed Building		215	215	278
				43	
		Total	**400**	**480**	**552**

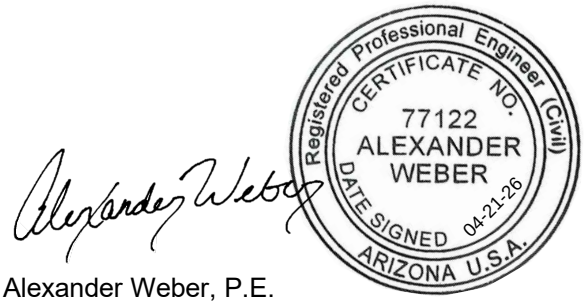
The total parking spaces required based on the number of employees are 480 parking spaces. The site is expected to provide an excess of 72 spaces.

Per the City of Mesa On-Site Parking Code, the number of parking spaces required for the entire site based on building square footage is 703 parking spaces. The site currently has a maximum of 185 employees and 274 parking spaces. The proposed expansion is expected to employ an additional 215 employees and 278 parking spaces. At peak parking demand, it is expected that 400 employees would require parking spaces. Due to the unique manufacturing and operations of the site, the site's parking demand is anticipated to be dependent on the number of employees. Therefore, it is expected that the 552 spaces would provide an adequate parking supply to meet the conservative parking demand of 480 spaces.

If you have any further questions, please feel free to contact me at (602) 944-5500.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Alexander Weber, P.E.

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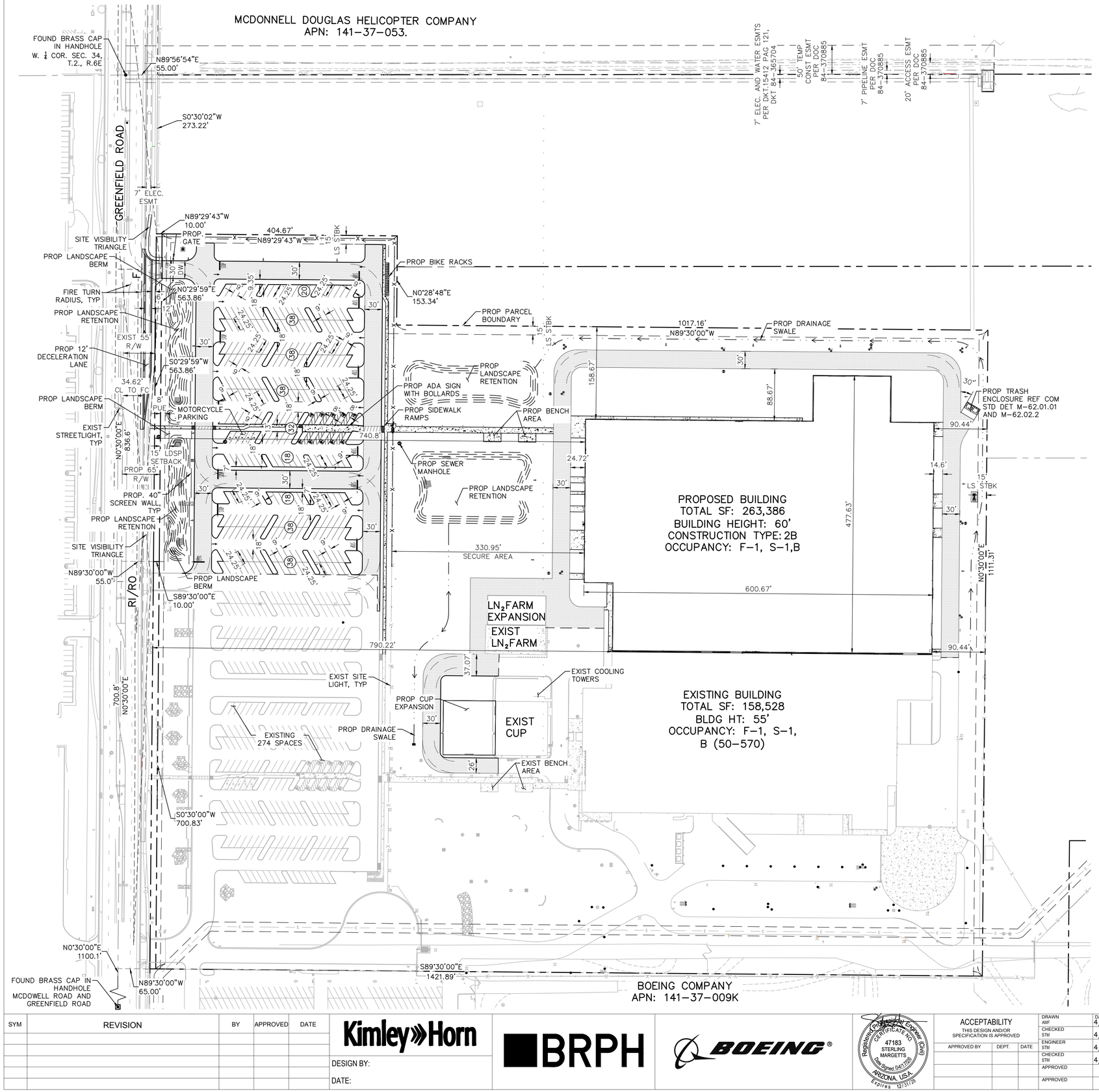

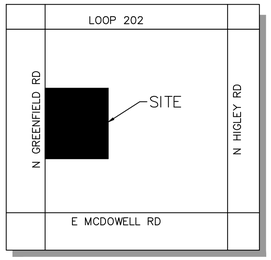

CITY OF MESA
N.T.S.

PARKING REQUIREMENTS

PROPOSED BUILDING PARKING REQUIRED:

CITY INDUSTRIAL DEVELOPMENT:
1 PER 600 BUILDING SF:
263,386 SF/600 SF = 439 SPACES
ACCESSIBLE REQUIRED: 10 SPACES

BICYCLE PARKING:
1 PER 10 VEHICLE SPACES = 38

PROPOSED PARKING REDUCTION:
1 PER EMPLOYEE + 0.2 PER EMPLOYEE FOR VISITORS
400 EMPLOYEE+(0.2*400 EMPLOYEE) = 480 SPACES
ACCESSIBLE PARKING: 9 SPACES

PARKING PROVIDED:

STANDARD:	268 SPACES
ACCESSIBLE:	10 SPACES
TOTAL	278 SPACES
EXISTING PARKING	274 SPACES
OVERALL TOTAL PARKING	552 SPACES
BICYCLE PARKING PROVIDED:	38 SPACES

SITE CALCULATIONS

BUILDING HEIGHT:	55'-0"
PROPOSED BUILDING AREA:	263,386 SF (GROUND FLOOR)
EXISTING BUILDING AREA:	158,528 SF (GROUND FLOOR)
TOTAL BUILDING AREA:	421,914 SF (GROUND FLOOR)
BUILDING LOT COVERAGE:	421,914 SF/1,642,228 SF = 26%
LOT COVERAGE:	963,350 SF/1,642,228 SF = 58%
GROSS LOT AREA:	37.83 ± AC (1,647,869 SF)
NET LOT AREA:	37.70 ± AC (1,642,228 SF)
AMENITY OPEN SPACE REQUIRED:	(1% OF BUILDING) 263,386 *1%=2,634 SF
AMENITY OPEN SPACE PROVIDED:	2,750 SF

PROJECT INFORMATION

APN:	141-37-009K, 141-37-004N, 141-37-004P, 141-37-009M, AND 141-37-053
PROPOSED USE:	INDUSTRIAL
EXISTING ZONING:	LI
PROPOSED ZONING:	LI
EXISTING ZONING:	NORTH: LI, WEST: LI, EAST: LI, SOUTH: LI
JURISDICTION:	MESA, ARIZONA

FOUNDATION BASE			
BUILDING FACE	AREA (SF)	LENGTH (LF)	AVERAGE DEPTH (LF)
NORTH	42651	600.67	71.00
WEST	11095	477.63	23.23
EAST	12947	477.63	27.11
SOUTH	0	600.67	0.00

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- HEAVY DUTY PAVEMENT
- F — FULL ACCESS
- RI/RO — RIGHT IN/RIGHT OUT
- ADA ACCESSIBLE ROUTE
- (1) — PARKING COUNT
- R=55' / R=35' — FIRE TRUCK TURNING RADIUS

NOTE:

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

NARRATIVE

PROJECT CONSIST OF EXPANSION OF THE EXISTING INDUSTRIAL BUILDING WITH ASSOCIATED SITE IMPROVEMENTS INCLUDING PARKING AND UTILITIES.

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

Kimley»Horn

2046 RIVERVIEW AUTO DRIVE, Suite 400
Mesa, Arizona 85201 (480) 207-2666

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 Call 811 or click Arizona811.com

SYM	REVISION	BY	APPROVED	DATE

Kimley»Horn
DESIGN BY:
DATE:

BRPH

BOEING®

Registered Professional Engineer (Civil) CERTIFICATE NO. 47183 STERLING MARGETTS Date Signed 04/17/26 ARIZONA, USA Expires 12/31/26

ACCEPTABILITY
THIS DESIGN AND/OR SPECIFICATION IS APPROVED

APPROVED BY	DEPT.	DATE

DRAWN AMF	DATE 4/17/2026	SUBTITLE
CHECKED STM	4/17/2026	
ENGINEER STM	4/17/2026	TITLE
CHECKED STM	4/17/2026	OVERALL SITE PLAN
APPROVED		
APPROVED		

CURRENT REVISION	SYMBOL	DATE
		4/17/2026
SHEET C-003		
JOB NO.		COMP NO.
DWG NO.		

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