

**REPORT/ RECOMMENDATION TO THE BOARD OF COMMISSIONERS OF
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY AND
RECORD OF ACTION**

February 10, 2022

FROM: Mike Fronapfel, Executive Director

SUBJECT: Pre-Concept Plan for the ONEflight International headquarters including their corporate offices, a large hangar and an elevated restaurant located on the SunBorne lease parcels. (Parcel 1, FBO Lot 10 East)

RECOMMENDATION: Continue discussions with staff on design elements as they evolve, with consideration given to compatibility with surrounding developments and land uses, the future functionality and practicality of the proposed facility and the reversionary nature of the property lease.

BACKGROUND: ONEflight is proposing a very ambitious project for their headquarters that would include their corporate offices, a large hangar, and an elevated restaurant. The location of the proposed site is primarily located north of InterPort Blvd and west of S. Wallace Court with the likelihood of additional parking located on the parcel to the east of S. Wallace Court.

The design as envisioned is very unique and would likely be significantly different than any other development on Centennial Airport. Per their RFQ for architectural firms their design will be "strongly influenced by the strong stature and lean lines of the Concorde aircraft while also reflecting sustainability and operational management as integral elements". The restaurant portion of the building is expected to sit as high as 120' above the ground and has a targeted construction cost which would likely exceed \$70 million. (This would require a variance to the Development Policy limitation of a 50ft max building height).

See the attached ONEflight Architects RFQ.

The project as envisioned is ambitious in terms of both cost and design. With this in mind, we would like to have the Airport Board consider what is being proposed by ONEflight so that at a later date we can provide them feedback on whether this project would be a good fit for Centennial Airport before more money is spent on the design and engineering of the project.

FINANCIAL DATA: A 3% construction fee would be paid to the Airport Authority after construction of the improvements.

REVIEW BY OTHERS: L. Hinton, J. Clark, L. Wiarda

PRESENTERS: Mike Fronapfel

Action of the Board of Commissioners

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Baker	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Doubek	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Holen	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sharpe	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Preliminary Web Documents