IRA
Architecture
Engineering
Planning
Interiors
215 Columbia
Seattle, WA
98104-1551
(206) 682-1133
Fax 621-8782

Project
Subject
Project No.
Date
By

Businesses that have based aircraft

1996 Data

Notes

- ☐ Memorandum
- ☐ Telephone Record
- ☐ Note to the File
- ☐ To be Typed
- ☐ Minutes of Mtg.
- ☐

Market Type	SQ FT	H (Hangars)	I (Tiedowns)	Based A/C
Helicopter				
Classic Helicopter	118,293	11	0	11 H
World Wind Helicopter	3,000	4	0	4 H
Aero Copter	63,000	6	0	2 SE, 1 ME, 3 H
	184,293			
King County				
KC Public Safety	15,732	2	24	22 SE, 2 ME, 2 H
KC Hangars + Tie-downs	1091,983	69	84	123 SE, 28 ME, 2 J
	1,107,715			
FBO				
Galvin	1,362,972	31	80	63 SE, 17 ME, 3 J
			21	SE Transient Tie-downs
Flight Center	424,695	25	15	10 SE, 5 ME, 22 J, 3 H
			15	Transient Tie-downs
	1,787,667			
Aerospace Production				
Boeing Company	5,388,819	3	1	1 SE, 3 J
State Aviation				
Wash. St. Aeronautics	45,559	5	5	1 SE, 6 ME, 3 H
Corporate GA				
King County Jet Center	508,303	4	0	4 SE
American Avionics	171,133	4	9	8 SE, 2 ME, 2 J, 1 H
Nordstrom	122,698	8	0	3 SE, 5 J
Airwest Sales	63,437	6	4	7 SE, 3 ME
Aviation Associates + WA	205,476	22	9	29 SE, 2 ME
Aeroflight	88,156	0	48	30 SE, 18 ME
	1,159,203	200	279	+ 36 Transient Tie-Downs

single/multi engine helicopter

jets

small

Total = 479 Based

Walbrent Flt. Center

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Exhibit 10.9

GENERAL AVIATION BASED AIRCRAFT STORAGE CAPACITY, DEMAND, AND REQUIREMENTS

	1996 Actual Capacity	2000 Demand	2005 Demand	2010 Demand	2015 Demand
Based Aircraft	479	487	497	507	518
Additional total aircraft demand from 1996 actual capacity	100	108	118	128	139
Additional aircraft in hangars	100	105	111	117	123
Additional aircraft in tie-downs	0	3	7	9	16
Additional hangar area requirements	157,500 (1)	172,500 (2)	190,500 (2)	208,500 (2)	226,500 (2)
Additional circulation areas requirements	138,750 (3)	173,250 (4)	214,650 (4)	256,050 (4)	297,450 (4)
Additional tie-down area requirements	0	8,100 (5)	18,900 (5)	26,100 (5)	43,200 (5)
Total apron requirements for based aircraft	296,250	353,850	424,050	490,650	567,150
Transient Aircraft	36	52	53	55	56
Additional aircraft demand for tie-downs from 1996 actual capacity	14	16	17	19	20
Additional tie-down area requirements	88,200 (6)	100,800 (6)	107,100 (6)	119,700 (6)	126,000 (6)
Total Area Required (sf)	384,450	454,650	531,150	610,350	693,150
Total Area Required (acres)	9	10	12	14	16

Source: TRA-BV Airport Consulting, 1996
(1) Assumes ten 10-unit T-hangars at 1,575 sf per T-hangar.
(2) Assumes that future hangars will be for jet aircraft at 3,000 sf per hangar.
(3) Per FAA standards in Advisory Circular 150/5300-13, assumes 75 ft x 370 ft, or 27,750 for 20 hangars.
(4) Per FAA standards in Advisory Circular 150/5300-13, assumes 57.5 ft between taxilane centerline and fixed or movable object; therefore, circulation area in front of hangar would be 115 ft x 60 ft or 6,900 sf per hangar.
(5) Assumes 2,700 sf per tie-down for based aircraft.
(6) Assumes 6,300 sf per tie-down for transient aircraft.

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Other Businesses		SQ FT
Aviation Fuel Storage	7088	24,000
Allied Technical	7059	5,400
Avemco	7008	1,295
Aviall	7194	178
Aviation Publications	7179	283
Aviation West	7184	589
Ausim	7168	555
B+B Aircraft	7040	6,706
Capital Steel	7212	863
Computel	7211	9,900
Encore Int'l	7193	1,327
Falcon Aviation	7011	15,300
Falcon Jet	7197	991
Finelli, Joseph	7006	52,103
Great Western Sales	7206	70,070
KBF, Inc.	7072	109,956
Khilstrom, Robert	7144	377,917

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Mutual Enterprise	7167	328
National Aviation Supply	7152	4,500
NW Orient	7034	256
Piping Design Services	7157	9,518
Recor, Jeff	7064	23,680
Seattle Air Corp.	7081	118,378
Turcott, Jim (Cavu Cafe)	7210	204
VFX Visual Effects	7189	422
West Isle Air	7200	427
Western Metals	7201, 7062	13,892
X-Ray Inc.	7178	44,435
Rosso Nursery	7041	157,839
Wash. St. Motor Pool	7185	39,150

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Air Cargo	1994	1996 2000	2005	2010	2015
Cargo tonnage	40,085	57,500	72,000	86,000	102,400
Current 79,000					
Building demand (0.6875 tons/sf)	58,305	83,636	104,727	125,091	148,945
Building reqts (sf)	0	4,636	25,727	46,091	69,945
Vehicle Parking/ movement (sf) demand	64,135	92,000	115,200	137,600	163,840
Vehicle Parking/ movement reqts (sf)					
Aircraft Parking demand (sf)	417,400	530,400	756,400	1,135,800	1,621,800
Aircraft Parking reqts (sf)					
Aircraft apron demand (sf)					
Aircraft apron reqts (sf)					

Air Cargo Facility Requirements for Boeing Field

	1994	2000	2005	2010	2015
Cargo tonnage	40,085	57,500	72,000	86,000	102,400
Tons/operation	2.45	2.88	3.13	3.37	3.65
Cargo Operations					
Single-engine	5,806	6,600	6,900	7,140	7,576
Multi-engine	2,380	3,600	5,060	5,865	6,734
Turboprop	4,742	5,000	4,830	5,100	5,331
Turbojet	3,458	4,800	6,210	7,395	8,418
Total operations	16,386	20,000	23,000	25,500	28,059
Additional operations over 1994 operations					
Single-engine	5,806	794	1,094	1,334	1,770
Multi-engine	2,380	1,220	2,680	3,485	4,354
Turboprop	4,742	258	88	358	589
Turbojet	3,458	1,342	2,752	3,937	4,960
Total operations	16,386	3,614	6,614	9,114	11,673
Daily operations (assumes cargo operators operate 6 days/wk, 52 wks/yr)					
Single-engine	19	3	4	4	6
Multi-engine	8	4	9	11	14
Turboprop	15	1	0	1	2
Turbojet	11	4	9	13	16
Total operations	53	12	21	29	37
Additional aircraft parking requirements					
Single-engine	9	1	2	2	3
Multi-engine	4	2	4	6	7
Turboprop	8	0	0	1	1
Turbojet	6	2	4	6	8
Total operations	26	6	11	15	19

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