

# *75th Air Base Wing*

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## **Falcon Hill Enhanced Use Lease Project**

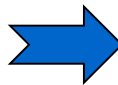
75 ABW/EUL  
Aug 2017



# Falcon Hill “Vision”



- **Falcon Hill (FH) Commercial office park with supporting retail, restaurant and hotel; 8 million sqft total; 25+ yrs**
  - Largest commercial office EUL in DoD
  - Only commercial “Class-A” office EUL within the AF
- **Replace dilapidated WWII era buildings in 1200 zone**
  - Energy efficient, co-location, AT/FP compliant, parking





# *Falcon Hill “Deal”*



- **Master Lease Agreement signed 13 Aug 2008**
  - 50-year lease
  - Revenue sharing arrangement
- **Construction schedule based on market demand**
- **New utility infrastructure & facilities at no AF cost**





# Project Area





# *Falcon Hill Key Stakeholders*



- **Department of the Air Force**
  - **AFCEC; lease authority and oversight**
  - **Hill Air Force Base**
    - **Project management**
    - **Design/construction oversight**
    - **Utilities and services for inside-the-fence**
- **Sunset Ridge Development Partners (SRDP)**
  - **Hunt Construction Ltd; construction**
  - **Woodbury Corp; project and property management**
- **Utah's Military Installation Development Authority (MIDA)**
  - **State Authority created to manage intergovernmental issues, state grants, local community interaction**
  - **Provide typical government services outside the fence**



# *AF Buildings to Date*



*Breaking Barriers ... Since 1947*



# Commercial Buildings To Date



*Breaking Barriers ... Since 1947*



# *Under Construction Commercial Office Building*



- **USTAR Building, 21K SF, Outside the fence**
- **Construction completion Oct 2017**





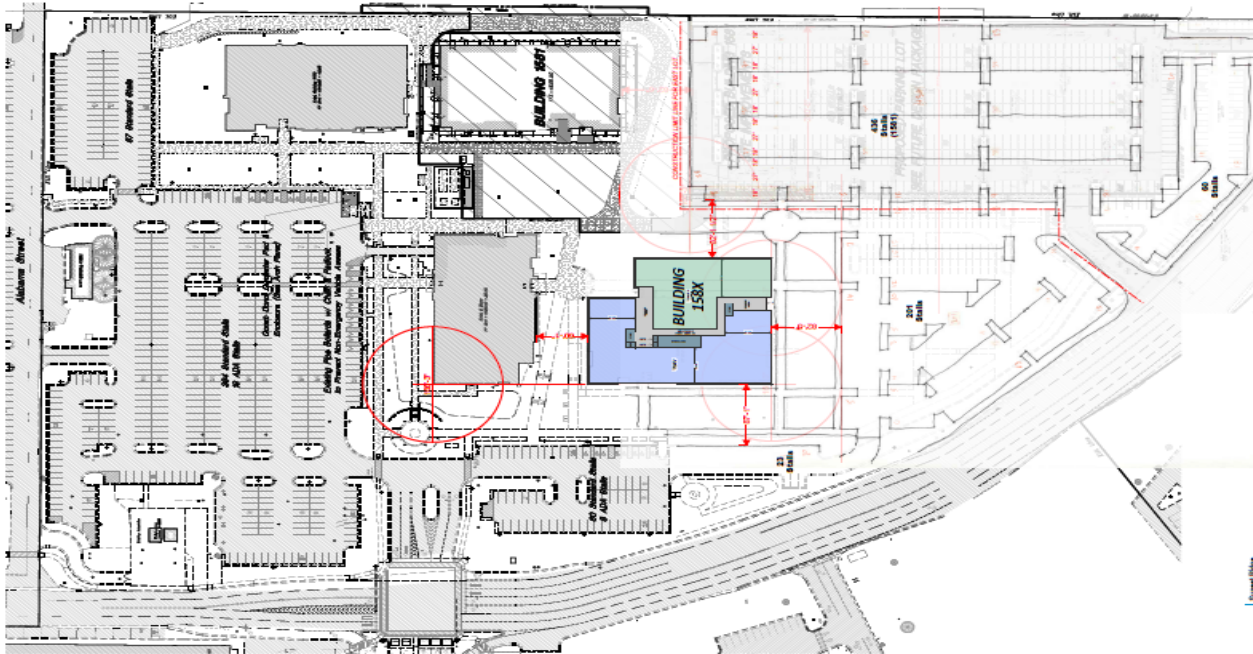
# *Under Construction Commercial Office Building*



- **Bldg 1581; 75K SF; Mirror image of Bldg 1580**
- **Under construction; completion Aug 2017**
- **100% leased**



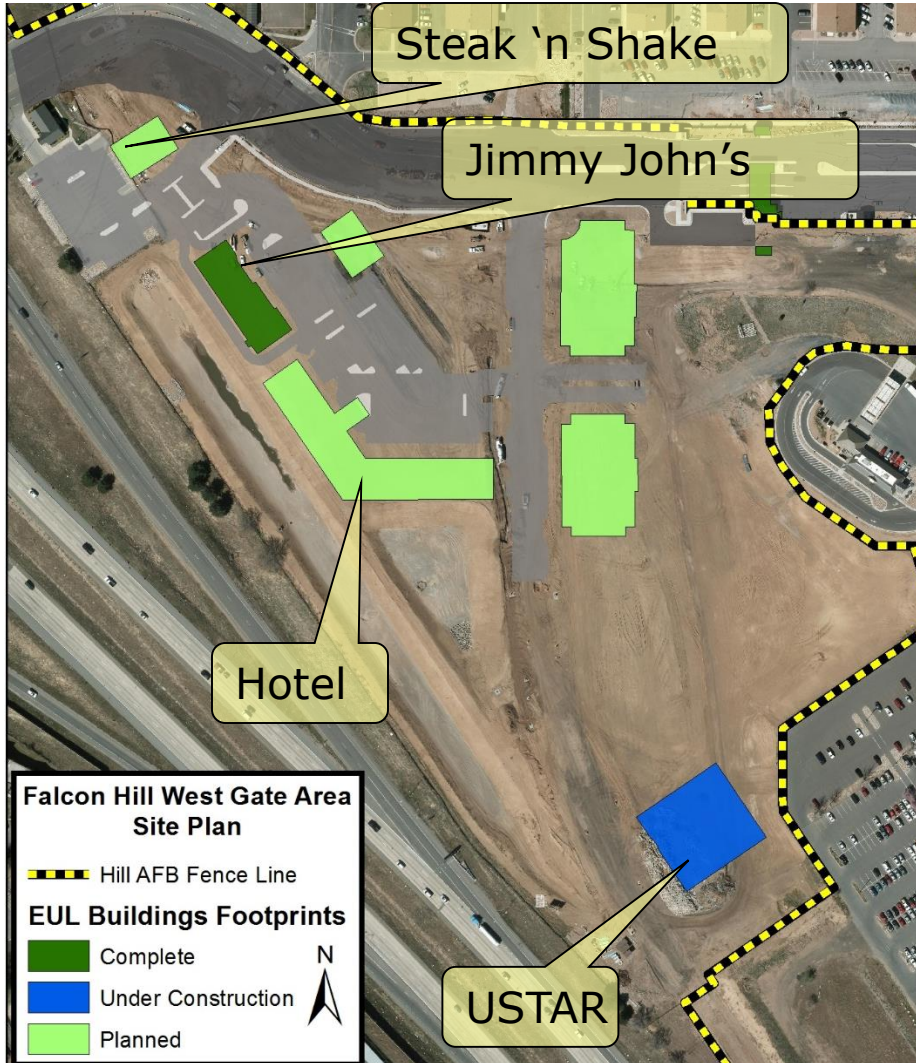
# Upcoming Commercial Office Building – Final Quad



- Bldg 1578; 2 Story 66K sqft
- Last Quad Building / Condo option



# Upcoming Retail

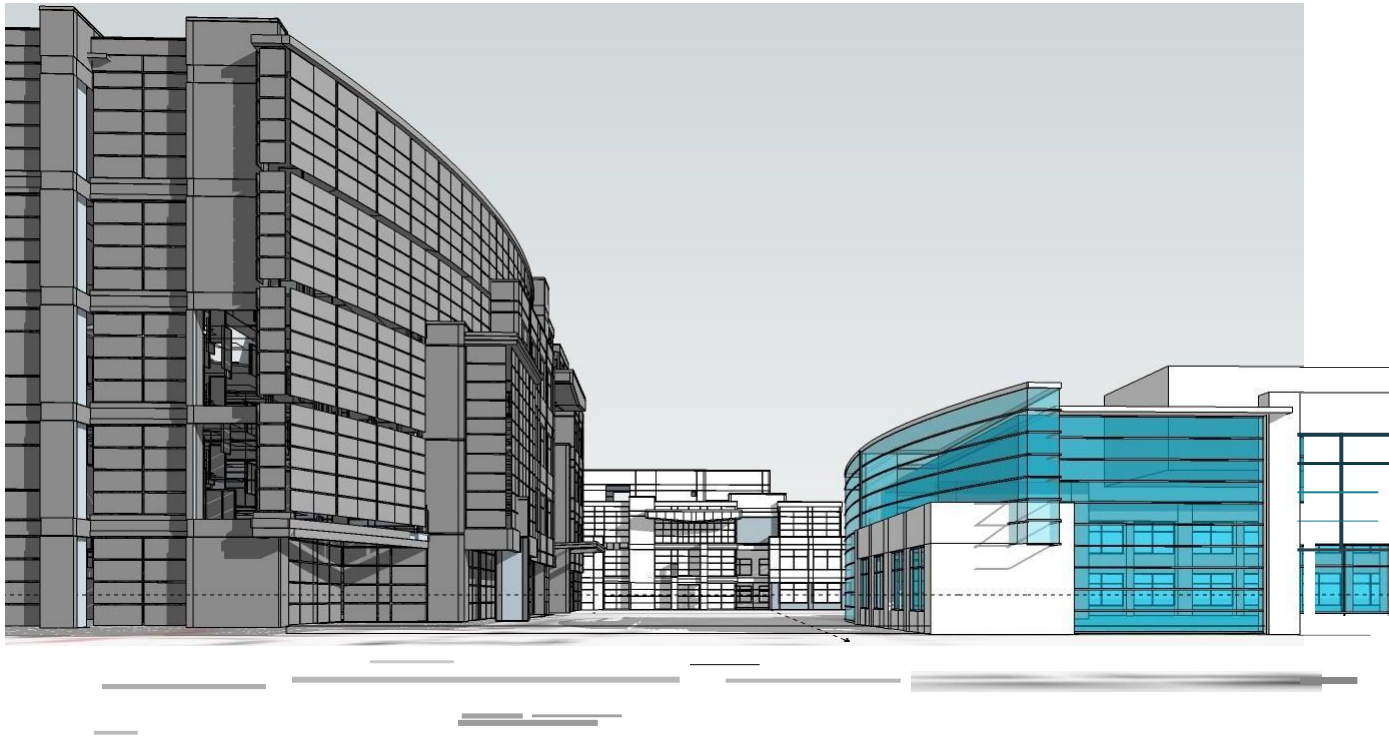


## Outside West Gate

- Two restaurants are coming outside the West Gate
- Hotel outside the gate is planned for if the



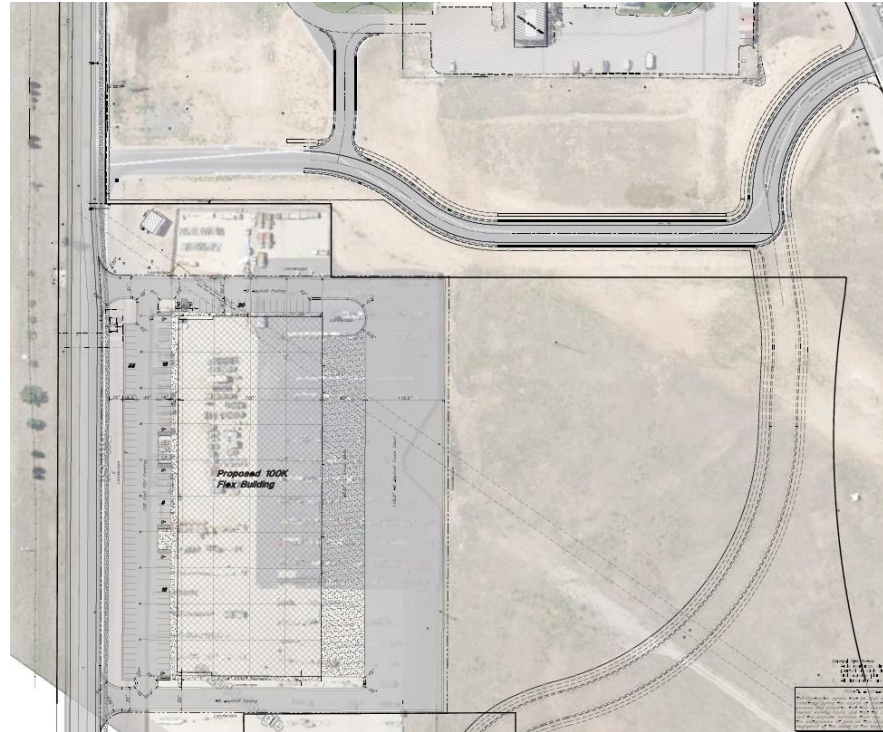
# Upcoming SDL # 7



- Bldg 1578, Interest from commercial tenants in leasing more space is driving decision for this building

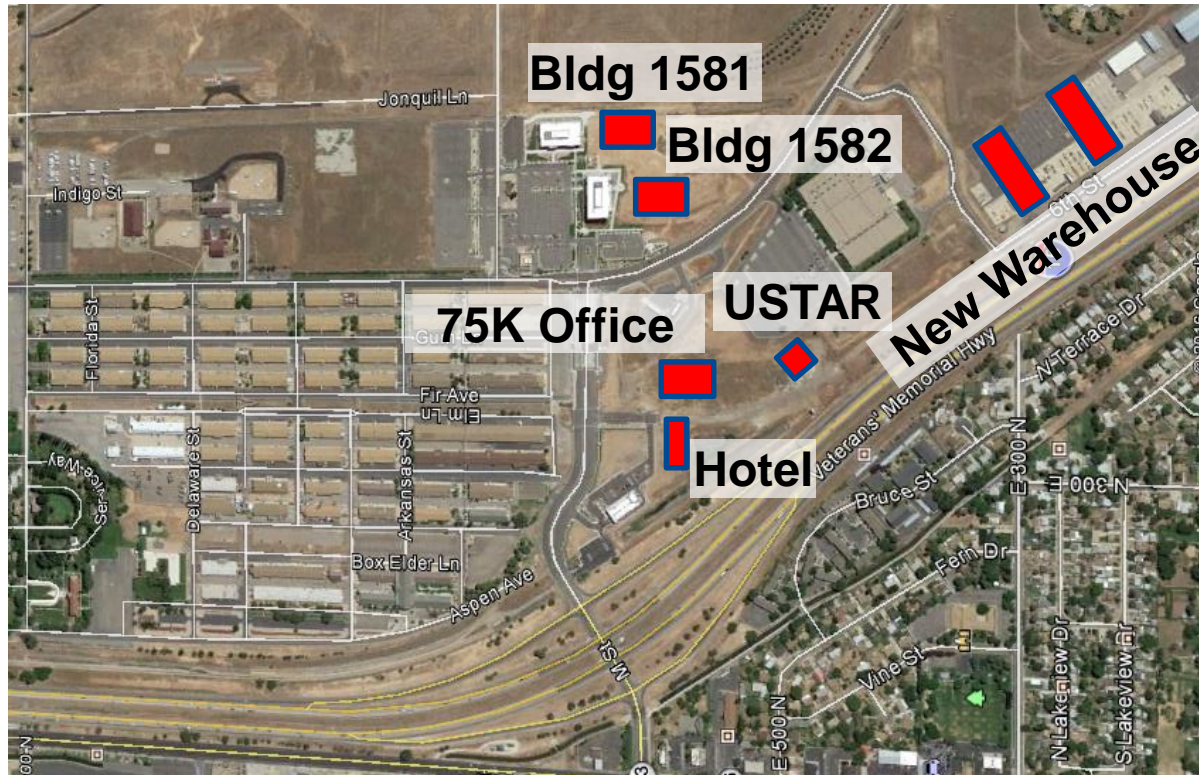


# Commercial Building Flex-Space or Data Services



- Located on DLA/Disposition Services North Lot
- Planned 100K sqft building for inside the fence

# FH West Gate Projects



- Contingent on market conditions, SRDP is planning on these facilities to be in place by 2020



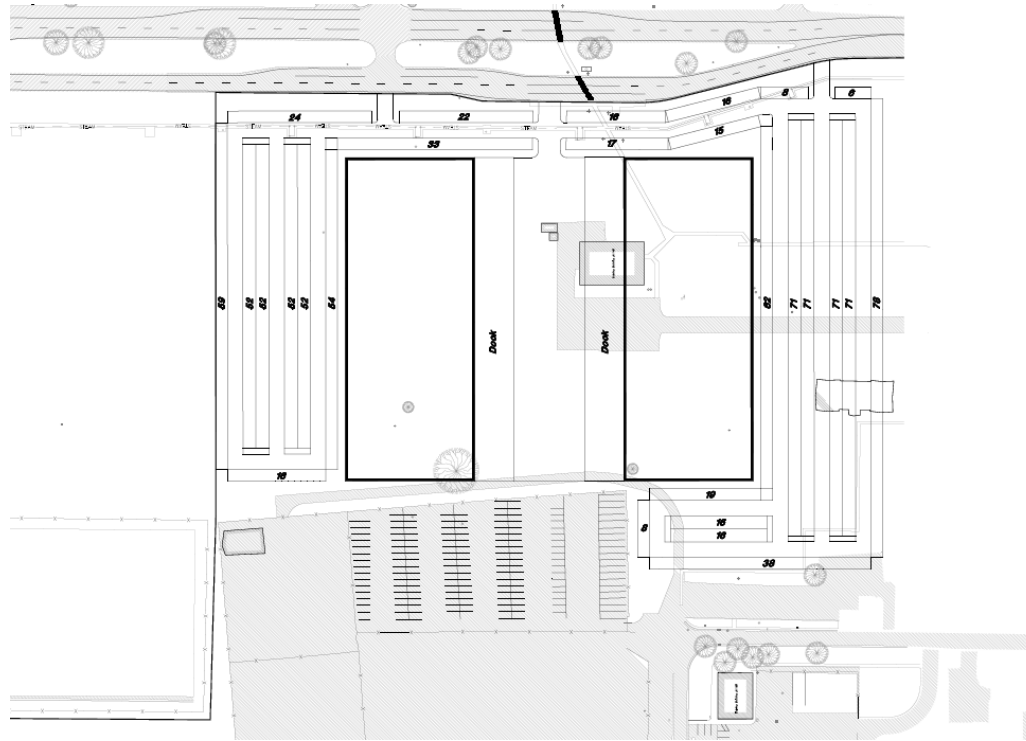
# Secure Software Facility AF PIK funded Facility



- Construction started May 2017; Structure complete Summer 2018; Building fit out for operations Fall 2018
- 2 story, 74K sqft building, with parking



# *FH Mid Area Projects Commercial Data Services*



- Located west of Bldg 1515
- Planning for data center buildings, or two story office across from the software complex





# FH Future North Gate Projects



- **Outside-the-fence**
  - 2018 Kickoff
  - Office, retail & hotel
- **Museum facility will grow in time**
  - Moves outdoor aircraft into new display hanger
- **New Roy Gate**
  - Relocated south of existing gate





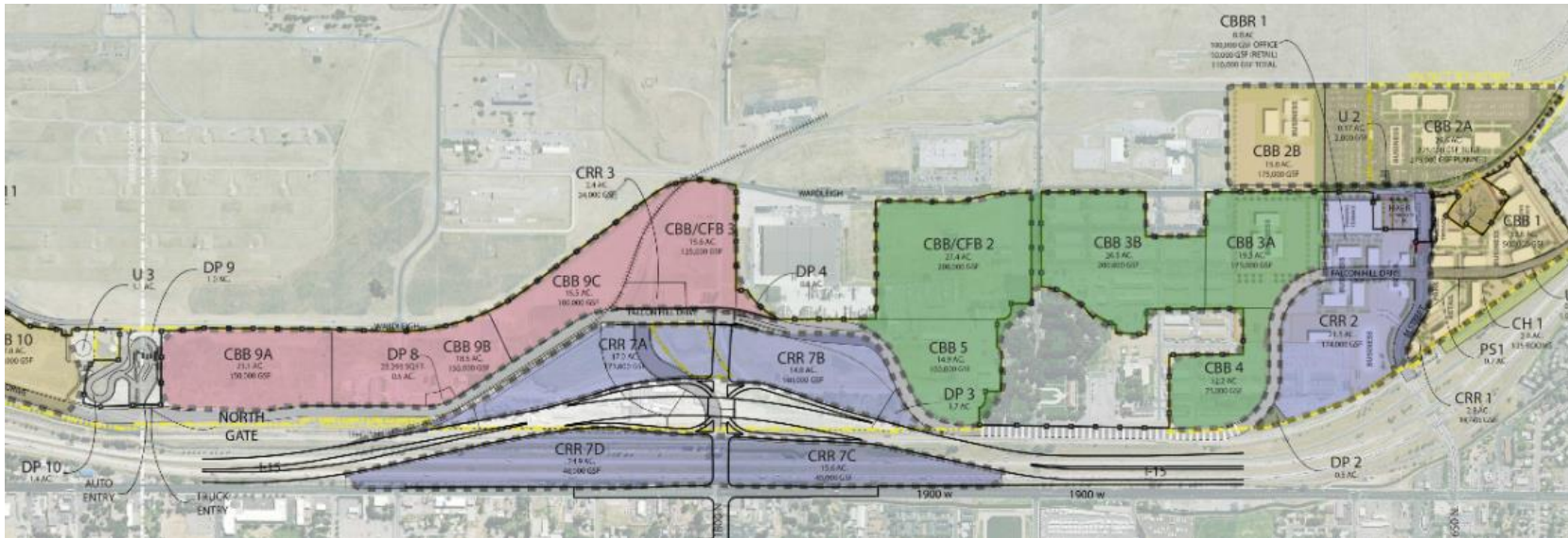
# Mid 2020's



- Projection based on positive economic growth
- Yearly Shared Value payment to AF should reach \$625K for 1200 series buildings replacement



# Once DGRC Operations Move



- **Traffic challenges: The real change will come with a new I-15 Interchange**
- **Beyond the benefits to the Falcon Hill, creating 1800 North exit to west will improve local traffic dramatically**



# Questions?

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