

## P R O J E C T N A R R A T I V E

**4Group** – Hangar / Office Building  
16115 N 81<sup>st</sup> Street  
Scottsdale AZ, 85260

07 May 2021

### Summary:

4Group Building, LLC. seeks to develop an aircraft hangar with accessory office area on a 0.86 acre parcel of land within the City of Scottsdale Municipal Airport.

The proposed Hangar / Office Building of 16115 N 81<sup>st</sup> Street will house a MD500 aircraft as well as provide a home base for the staff of 4Group Building, LLC. The site will include new parking, landscape, and retention areas.

Architecturally, the exterior of the structure will be of Tilt Concrete construction with reveal lines and exposed steel members spanning the interior to support the roof. The two (2) story interior office construction will be of typical metal stud framing. The Hangar will have a 24' clear opening Schweiss Bi-fold door that opens to the Staging Area and Airport Taxiway. Steel plate shadow box window systems on the exterior walls and interior glass will provide ample natural lighting to the interior of both occupancies as well as provide a modern look on the exterior of the building.

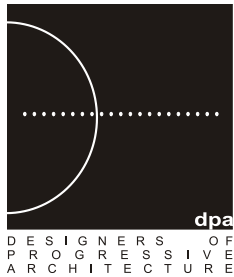
- **Describe how the proposed development will comply with the design and character elements of the General Plan, the appropriate character area plan, all applicable city-wide master plans, the zoning ordinance development standards, the Design Standards and Policies Manual, all applicable city-wide design guidelines, and the appropriate Master Environmental Design Concept Plan**

The 4Group Hangar / Office Building is consistent with the values and goals of the City Guidelines through its scale-appropriate response to zoning, location, and character of the area. It addresses both the greater scale of adjacent properties as well as the physical scale of human perception. It has a strong interaction with the context, providing visual connection along the public face of the building. The project is deliberately oriented in a manner which mirrors the public/ private conditions of the projects directly adjacent to it. It responds to the Sonoran Desert through its natural material palette, gentle massing, and overall orientation which highlights key moments in the building. The project promotes pedestrian circulation and bicycle approach with a natural, direct connection to the building entry in which the approach logically and comfortably moves through the site and along the building.

- **Explain how the proposed development has been designed so that it promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood.**

The 4Group Hangar / Office Building has been designed with careful consideration of the surrounding context. The project is composed of a single building height and minimal material palette which generates a specific identity while also referencing the surrounding developments. The project's uniform overall mass complements the scale and function of the space while

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allowing for additive exterior elements that generate a visual aesthetic and hierarchy. Large windows begin to lighten the overall massing of the building, ultimately minimizing the sensation generated by such dense materials and promoting an open feel throughout the Airpark. The topography of the site is nearly flat. Changes in slope are made strategically to address issues of drainage and access while also amplifying the diversity of landscaping and open space.

- **Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking area, loading and service areas.**

Vehicular ingress and egress will be improved through the placement of a new driveway curb. The parking lot is well lit and easily visible and accessible to the public, with a secure wall and gate separating the parking from the taxiway. The building canopy locations and material choices tie the site and the building together.

- **Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.**

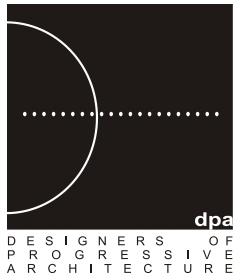
The architectural characteristics of the proposed development relate to the massing of projects surrounding it. The scale is appropriate for the area and for the intended use. The design features are clean and simple, taking precedent from other projects around the site. [The variation in door and window locations, with the help of reveals and texture within the concrete tilt panels, prevent unwanted monotony along the façade. To break up any repetition, three \(3\) forms of shadowbox windows are being utilized as well as canopies over the main and secondary means of access.](#) The use of concrete is a natural choice that is consistent with the aesthetic of other projects within the Scottsdale Municipal Airport. The building maintains a consistent height and is faced with shadowbox windows to enhance visual depth. As an office, it appropriately controls light into and through the building to enhance the user experience inside.

- **Describe how the proposed development will locate mechanical equipment, appurtenances, and utilities so that these elements will not conflict with street frontage open space, pedestrian amenities, resident amenities, landscape features, or on-site circulation, and has utilized screening devices that are integral to the design of the building, in order to screen mechanical equipment, appurtenances and utilities.**

All mechanical equipment serving the building will be located on the roof, fully screened on all sides by the concrete tilt panel parapet.

- **Describe how the proposed development has been designed so that it recognizes the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles.**

The project reinforces the Sensitive Design Principles. The combination of metal canopies, concrete, and large windows simultaneously encourage the building to remain open to the site, while providing a functional and appropriate office experience which incorporates indirect task



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lighting. The landscaped open space surrounds key moments in the building, connecting the building to the rest of the neighborhood.

### **CONDITIONAL USE PERMIT CRITERIA:**

- **Describe how the granting of such conditional use permit will not be materially detrimental to the public health, safety, or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to the following factors:**
  - **Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.**
  - **Impact on surrounding areas resulting from an unusual volume or character of traffic.**

The property in question is located within the Scottsdale Airpark and the proposed heliport is located within the staging area that is designed to handle helicopter landings and takeoffs. The granting of the Conditional Use Permit for the heliport will not be materially detrimental to the public.

Landings and takeoffs of the helicopter will generate noise and some degree of vibration. However, the property is located within the Scottsdale Airpark and the proposed heliport is located within the staging area and directly adjacent to a taxi-lane designed for aviation activities. No anticipated smoke or odor will be generated by the proposed use. The owner will be responsible for keeping the paved staging area free of dust.

The proposed heliport is for private use by the owner only, therefore, no change in volume / character of traffic will occur due to the operation of the heliport.

- **Describe how the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.**

The proposed heliport is compatible with the surrounding development which includes existing aviation uses, offices, and warehouses.

- **Describe how the additional conditions specified in Section 1.403, as applicable, have been satisfied.**

There are no additional conditions related to heliport uses in section 1.403 of the Zoning Ordinance.