

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 3, 2024
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Skyport Hangars at Redfield
7-DR-2024

Request for approval of a site plan, landscape plan, and building elevations for two new aircraft hanger/office buildings at two stories in height totaling +/- 59,800 square feet of overall building area on a +/- 3.69-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Compatibility with The Greater Airport Character Area Plan – staff confirms
- No community input received as of the date of this report

BACKGROUND

Location: 7600 E. Redfield Road

Zoning: Industrial Park (I-1)

Adjacent Uses

North: Existing hangar building; zoned Industrial Park (I-1)

East: Existing commercial uses, zoned Industrial Park (I-1)

South: E. Redfield Road; farther south: existing commercial uses, zoned Industrial Park (I-1)

West: Tract B airport accessway; farther west: Scottsdale Airport



Property Owner

KBLEC LLC/MPLEC LLC/ETAL

Applicant

Jeff LeFrance, Ware Malcomb
(623) 200-3269

Architect/Designer

Ware Malcomb

Engineer

SWS Engineering, Inc.

DEVELOPMENT PROPOSAL

The proposed project is for two new 2-story aircraft hangar/office buildings located on a +/- 3.69-acre site with adjacent access to the Scottsdale Airport within the Greater Airpark Character Area. The architectural design of the proposed buildings will be contemporary in style including tilt-up concrete panels, articulated canopies, and metal composite paneling. The style is compatible to recent development within the Greater Airpark Character Area. Enhanced landscaping is proposed along both street frontages with direct pedestrian access to the street.

Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Relocation of proposed refuse enclosures and increase in quantity.
- On-site accessible paths connecting the buildings and extending the entire parking lot area.
- Change of materials and colors to more closely align with the City's design policies.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City's goal of sustainability including recessed windows, deep roof overhangs, high performance window glazing, use of low water use plant species, and use of low energy consumption LED lighting.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Skyport Hangars at Redfield development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Greater Airpark Character Area and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Wayland Barton
Senior Planner
480-312-2817 wbarton@Scottsdaleaz.gov

APPROVED BY



Wayland Barton, Report Author

9/12/2024

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

9/24/2024

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Open Space Plan
10. Landscape Plan
11. Building Elevations
12. Perspectives
13. Materials and Colors Board
14. Exterior Lighting
15. Floor Plan
16. Roof Plan
17. Zoning Map
18. Community Involvement



Context Aerial

7-DR-2024



Close-up Aerial

7-DR-2024

WARE MALCOMB

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

SKYPORT AT REDFIELD HANGARS

7600 E. Redfield Rd
Scottsdale, Arizona 85260
DRB# 7-DR-2024
APN: 215-56-114A , 215-56-194A (Tract B)
MCR: 186-44
Zoning: Industrial Park (I-1)
FEMA: X

The proposed project is located at 7600 E. Redfield Rd, Scottsdale, Arizona 85260, Parcels #215-56-114A and 215-56-194A (Tract B) which are located on the east side of Scottsdale Airpark. The property has access to an existing taxiway for Scottsdale Airpark via an existing aircraft easement adjacent to the west side of the property.

The Skyport Hangar Complex, a visionary project, aspires to set new standards in aviation architecture, intertwining functionality with a cutting-edge design philosophy. The goal is to create not just hangar spaces but an emblematic airpark that reflects a seamless fusion of aviation heritage, modern aesthetics, and sustainable practices. The overarching concept revolves around a harmonious blend of form and function and uses materials and a color palette that blend well with the surrounding context and the Sonoran Desert.

The inspiration draws from the sleek lines and precision of aircraft design and materials, translating into the project's core philosophy of precision, elegance, and adaptability. This is embodied in the choice of materials – concrete tilt wall panels for durability and strength in the hangars, juxtaposed with the modernity of the knife edge aluminum panel shroud and glass for the offices, symbolizing the speed and sculpted form of an aircraft's fuselage. This shroud element also serves as overhang that shades a significant amount of the glazing during the summer months. This, along with insulated glass (Solarban 60; U-Factor: 0.28 and SHGC: 0.28) will help mitigate solar exposure.

The proposed landscape palette utilizes plants native to the Sonoran Desert environment incorporating efficient water use throughout. Location of plantings will utilize the natural varying heights so there is not a group landscape of similar height limited to one area. Site storm drainage will use surface retention along the southern and eastern perimeter of the site and will also utilize underground retention under the shared apron area.

Parcels #215-56-114A and 215-56-194A (Tract B) do not lie within the Environmentally Sensitive Lands (ESL) Ordinance governed area. The proposed construction is not in a historical portion of Scottsdale and is not governed by the Historical Property Overlay District as noted in Section 1.904 of the Scottsdale Zoning Ordinance.

The site has dual access from N. 76th Pl and E. Redfield Rd. The east drive will provide access to Building 2 (hangars 2,3,4) and the motorized security gate to the aircraft staging area while the South drive serves Building 1 (hangar 1). The east access drive will allow access for Refuse and required Fire Apparatus. The security gate is the only access point for vehicles from the parking area to the staging area and additional access can be through each hangar for convenience and security. Parking is provided for the offices and visitors with fifty-five parking spaces, including covered and four accessible parking stalls (3 required). All four accessible parking stalls are covered which satisfies the requirement described in Section 9.105 G-O. There are six (6) bicycle parking spaces provided on the site on the public side of the screen wall as required per Section 9.103. Specified bicycle rack is per City of

WARE MALCOMB

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

Scottsdale detail number 2285 and is included on sheet 024a of the submitted package. Location of the bike rack does not impede pedestrian access on the site.

Pedestrian site access is from both N. 76th Pl and E. Redfield Rd, which connect to the existing 5'-0" wide sidewalk. New sidewalks connecting to the existing sidewalks are proposed to be 6' wide. All new walkways, ramps, parking stalls, and circulation will be in accordance with 2010 ADA Standards for Accessible Design.

Hangar 1 is the largest of the four hangars with a 11,487 S.F. hangar and a 5,328 S.F. two-story office area. The larger size is to maximize the building footprint and to utilize the site more effectively. Hangar 2 will consist of a 10,061 S.F. hangar and a 4,493 S.F. two-story office. Hangar 3 will consist of a 10,072 S.F. hangar and a 3,746 S.F. two-story office. Lastly, Hangar 4 will consist of a 10,400 S.F. hangar and a 4,170 S.F. two-story office. All hangars will have a drive-in door for access from the parking lot providing added convenience and security for users separating pedestrian traffic from the staging area. Each hangar will be constructed with concrete tilt walls with reveals and color changes to create added texture and depth. The offices will have a clean modern design utilizing glass and deep canopies to provide building shading. All hangars will be designed with rooftop mechanical units conditioning individual hangars. All mechanical equipment will be fully screened by parapets or decorative screen walls.

The Owner is proposing to install an underground on-site private fuel system in the aircraft staging area. The team has engaged Complete Aviation Fuel System to assist in the layout and design of the fuel system. To utilize a shared fuel system, the Owner will 'Condominiumize' the hangars and have a common aircraft staging area and create a CC&R for use and operation.

Sincerely,
Dan Richardson

Dan Richardson, AIA, NCARB, LEED AP BD+C
M 602.723.4112 P 480.767.1001 x1931
2777 E. Camelback Rd, Suite 325, Phoenix, AZ 85016
d Richardson@waremalcomb.com



DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *The applicant states that the hangar complex will be compatible with the overall airpark area drawing inspiration from the sleek and modern aesthetics of aircraft design blending form and functionality with the surrounding context.*
 - *Staff finds that the proposed development is generally consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan, and the Greater Airpark Character Area Plan, which designates the site as employment: light industrial/office. Additionally, Staff finds the project to be designed in conformance with the Design Standards & Policies Manual.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states that the proposed development will incorporate the distinctive qualities of surrounding airpark area. The building design fittingly blends architecture and aviation while the overall landscaping appropriately reflects the distinct qualities of the Sonoran Desert environment. The varied use of earth-tone finishes, and adequate shading provides visual interest to the building in response to the unique desert quality of the site. A diverse palette of desert native plant materials will be utilized around both street frontages consistent with the overall region and open space requirements. Site storm drainage will use surface retention along the perimeter of the site with underground retention under portions of the interior of the site.*
 - *Staff finds that the proposed development promotes a desirable relationship with the surrounding character of the site within the overall airpark area. The proposed building has a contemporary design utilizing concrete tilt panels, metal paneling and earth-tone finishes. The architecture provides adequate massing and articulation reflecting the sleek appearance of aircraft aviation. Shading is provided above the ground levels with cantilevered office spaces in combination with insulated solar glazing to mitigate solar heat gain. The site is not located within the ESL Overlay District nor the Historic Preservation Overlay District.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant states that the site has dual access from N.76th Place and East Redfield Road. The eastern drive will provide access to Building 2 comprised of Hangars 2, 3 and 4 with a*

motorized security gate separating the aircraft staging area from the parking lot. The southern drive will serve Building 1 containing the standalone Hanger 1. Both driveways loop around the site's frontage providing an uninterrupted circulation pattern for vehicles entering and exiting the site. The provided parking wraps around the internal loop drive aisle providing adequate refuse and fire apparatus access including a separated sidewalk path.

- *Staff finds the ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways have been designed to promote safety and convenience. The proposed parking layout provides fully accessible parking in front of the aircraft staging security gate, with additional parking available within the respective hangars. The application identifies the secured gated area to be controlled/restricted as coordinated with on-site operational staff, following the airport security regulations, and coordinated with the City's airport operations staff.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states that all mechanical equipment will be fully screened by parapets, decorative screen walls and landscaping.*
 - *Staff finds that the proposed building design accounts for integrated screening of associated mechanical equipment including screen walls for ground-mounted equipment.*
 5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
 6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1962 (Ord. #165) and zoned to the Industrial Park (I-1) zoning designation. Since the initial rezoning of the site, the subject parcel was conditionally approved in 2009 for heliport operation under case 6-UP-2009.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

Located at the northwest corner of E. Redfield Road and N. 76th Place, the site is situated in an area devoted almost exclusively to aircraft and industrial/office uses. To the north, an existing hangar site abuts the Scottsdale Airport providing direct aircraft access to the airport's taxiway towards the west. This shared aircraft accessway extends southwards along the subject site's western boundary providing continued aircraft access to the airport as it crosses E. Redfield Road towards the Seventh Day Adventist property approximately 760-feet to the south of the subject site.

Project Data

- Existing Use: Offices
- Proposed Use: Aeronautical Hangars and Offices
- Parcel Size: 160,751 square feet / 3.69 acres (net)
205,130 square feet / 4.7 acres (gross)
- Building Hangar Area: 42,020 square feet
- Building Office Area: 17,737 square feet
- Total Building Area: 59,757 square feet
- Floor Area Ratio Allowed: 0.80
- Floor Area Ratio Provided: 0.37
- Building Height Allowed: 52 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 43 feet 8 inches (inclusive of rooftop appurtenances)
- Parking Required: 60 spaces
- Parking Provided: 60 spaces
- Open Space Required: 16,598 square feet / 0.38 acre
- Open Space Provided: 25,149 square feet / 0.58 acre

**Stipulations for the
Development Review Board Application:
Skyport Hangars at Redfield
Case Number: 7-DR-2024**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Ware Malcolm, with a city staff date of 8/08/2024.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Ware Malcolm, with a city staff date of 8/22/2024.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Collaborative V Design Studio, Inc., with a city staff date of 8/08/2024.
 - d. The case drainage report submitted by SWS Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by SWS Engineering and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Use Permit case for the subject site was: 6-UP-2009. With new site development, heliport operations shall be subject to additional action and public hearings before Planning Commission and City Council consistent with the Use Permit case stipulations 6-UP-2009.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details.
6. Onsite sidewalks shall be a minimum of six (6) feet in width.

LANDSCAPE DESIGN:

Ordinance

- C. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

DRB Stipulations

7. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
8. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTERIOR LIGHTING:

Ordinance

- D. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- E. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- F. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

9. Incorporate the following parking lot and site lighting into the project’s design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.
 - f. No fixture shall be mounted higher than twenty (20) feet.
 - g. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.

AIRPORT:

DRB Stipulations

10. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. Points on height analysis need to be from the corners of the hangars closest to the airport. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
11. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.
12. Since this project is seeking a shared use facility -i.e. a shared “condo” agreement for use of the fuel farm. With this configuration, it also allows for a shared use staging area. The stipulation for this is that the condo association would need to be created when final plans are approved. Likewise, the condo association and shared staging/fuel agreement need to be completed and approved by Staff before permits are issued.

STREET INFRASTRUCTURE:

Ordinance

- G. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

13. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:

14. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

Ordinance

- H. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

15. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

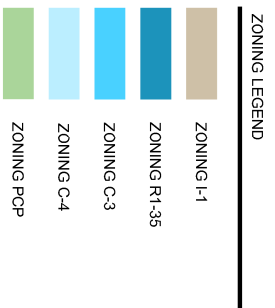
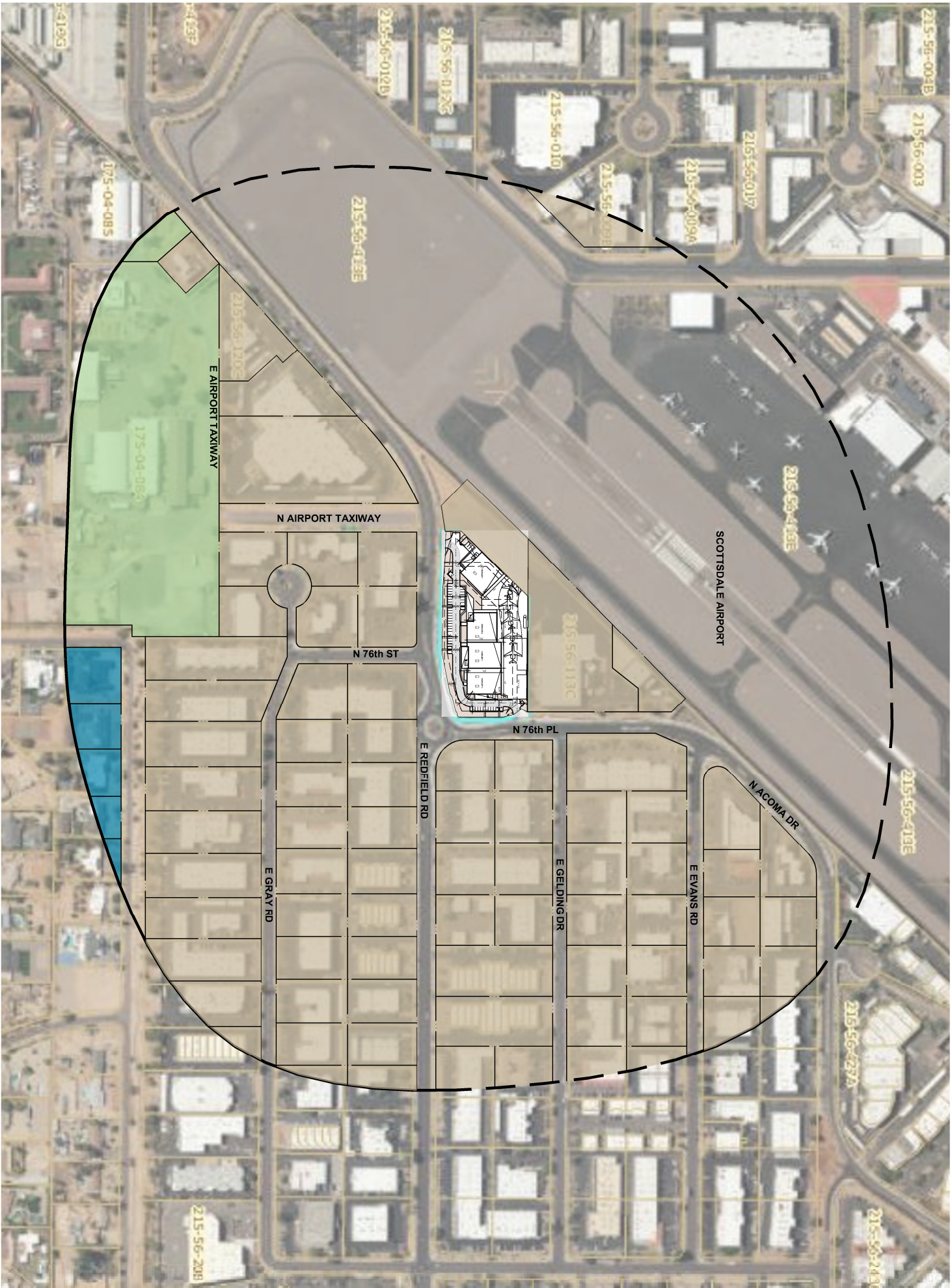
DRB Stipulations

16. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.
 - c. Drainage Easements over the retention basins including the underground retention areas and drywell systems.
 - d. An Avigation Easement over the limits of the property.

ADDITIONAL ITEMS:

Ordinance

- I. Short form HAZ MAT form shall be completed and submitted with Building Permit.
- J. Separate permit required for fuel tank.



ATTACHMENT #7

CONTEXT AERIAL PLAN

SCALE: 1"=200'



7-DR-2024
4/25/2024

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

<p>CONTEXT AERIAL PLAN</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>04/05/2024</td> <td>PRE-APP SUBMITTAL</td> </tr> <tr> <td>04/24/2024</td> <td>DRB SUBMITTAL</td> </tr> </tbody> </table>	DATE	REMARKS	04/05/2024	PRE-APP SUBMITTAL	04/24/2024	DRB SUBMITTAL	<p>SKYPORT AT REDFIELD HANGARS</p> <p>7600 E. REDFIELD RD SCOTTSDALE, AZ 85260</p>	<p>OWNER/DEVELOPER: Blain Rogner 480.355.4227 bragner@wmspp.com</p> <p>ARCHITECT: WARE MALCOMB 2777 East Camelback Road #325 Scottsdale, Arizona 85016 480.800.5294 koverturn@waremalcomb.com</p>	<p>PROJECT NO. 2524-A-2024 KIT CODE: 5858</p>	<p>WARE MALCOMB</p> <p>ARCHITECTURE CIVIL ENGINEERING PLANNING BRANDING INTERIORS BUILDING MEASUREMENT</p> <p>2777 E. Camelback Rd, Suite #325 Phoenix, AZ, 85016 P 480.767.1001</p>
DATE	REMARKS									
04/05/2024	PRE-APP SUBMITTAL									
04/24/2024	DRB SUBMITTAL									

WARE MALCOMB
 CIVIL ENGINEERING
 ARCHITECTURE
 PLANNING
 INTERIORS
 2777 E Camelback Rd, Suite #325
 Phoenix, AZ 85016
 P 480.767.1001

PROJECT NO.: 250-PA-2024
 KEY CODE: 53E64

OWNER/DEVELOPER:
 Brian Regehr
 480.355.4227
 bregehr@wsgp.com

ARCHITECT:
 WARE MALCOMB
 Kevin Everhart - Principal
 2777 East Camelback Road #325
 Scottsdale, Arizona 85016
 480.800.5294
 keverhart@waremalcomb.com

SKYPORT AT REDFIELD HANGARS
 7600 E. REDFIELD RD
 SCOTTSDALE, AZ 85260

DATE	REMARKS
04/05/2024	PRE-APP SUBMITTAL
04/24/2024	DRB SUBMITTAL 1
06/17/2024	DRB SUBMITTAL 2
08/07/2024	DRB SUBMITTAL 3

PA / PM: D. RICHARDSON
 DRAWN BY: EL
 JOB NO.: PHX24-0033-00

SHEET
024a
 10/30/2024

SITE DATA:

ADDRESS:	7600 E REDFIELD RD, SCOTTSDALE AZ 85260
ACCESSOR'S PARCEL NO:	215-56-114A, 215-56-194A
ZONING	I-1
MAX HEIGHT	52 FT
BUILDING SETBACK (FRONT)	20 FT
LANDSCAPE SETBACK (FRONT)	20 FT
LOT	160,757 S.F. (3.69 ACRES)
GROSS LOT AREA	205,130 S.F. (4.7 ACRES)
F.A.R.	59,757 SF/205,130 S.F. = 0.29

BUILDING 1

HANGAR 1	
FIRST FLOOR OFFICE AREA	1,940 SF
SECOND FLOOR OFFICE AREA	3,388 SF
TOTAL OFFICE AREA	5,328 SF
HANGER 1 FLOOR AREA	11,487 SF
TOTAL AREA	16,815 SF

BUILDING 2

HANGAR 2	
FIRST FLOOR OFFICE AREA	2,197 SF
SECOND FLOOR OFFICE AREA	2,296 SF
TOTAL OFFICE AREA	4,493 SF
HANGER 2 FLOOR AREA	10,061 SF
TOTAL HANGAR 2 AREA	14,554 SF

HANGAR 3

FIRST FLOOR OFFICE AREA	1,873 SF
SECOND FLOOR OFFICE AREA	1,873 SF
TOTAL OFFICE AREA	3,746 SF
HANGER 3 FLOOR AREA	10,072 SF
TOTAL HANGAR 3 AREA	13,818 SF

HANGAR 4

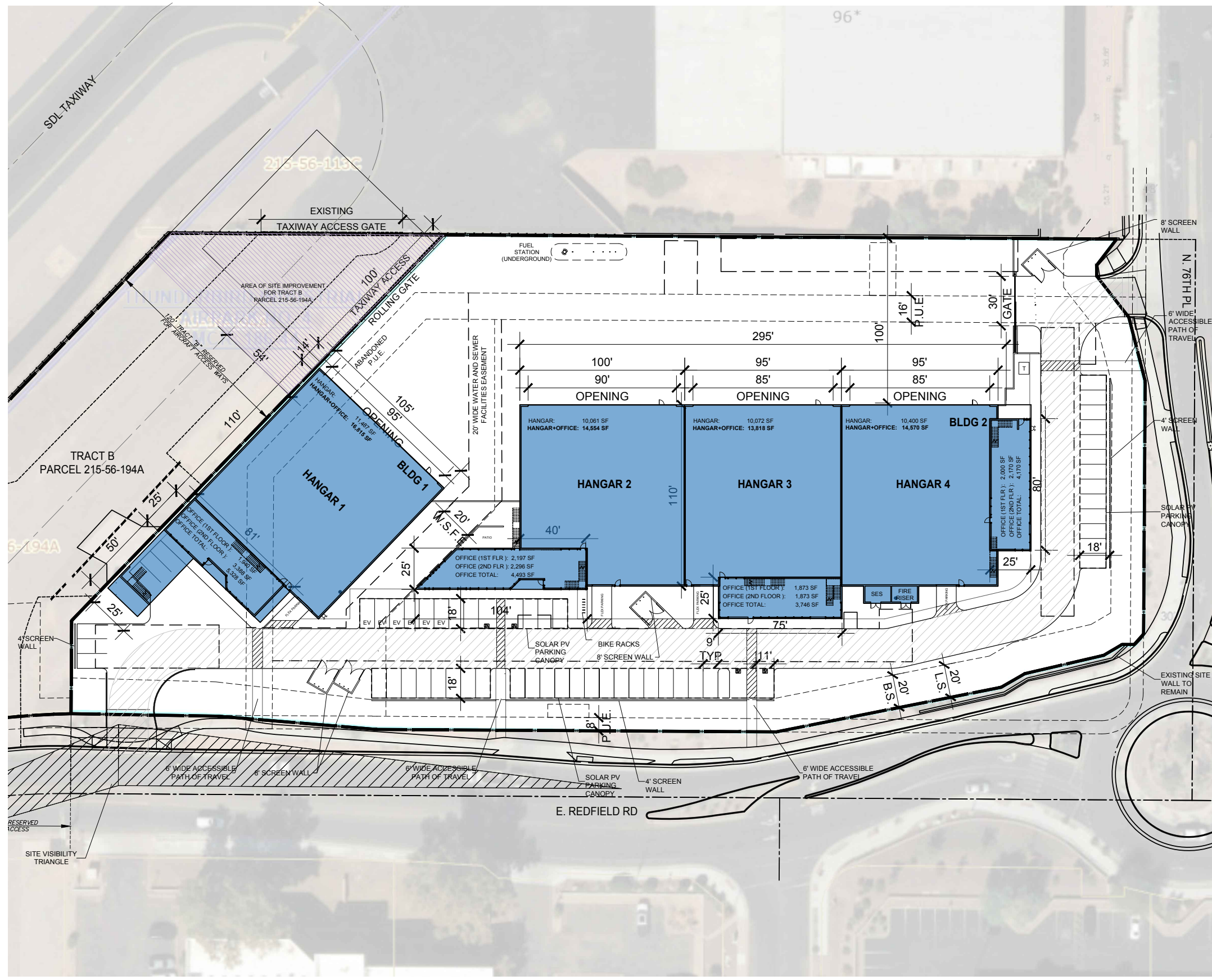
FIRST FLOOR OFFICE AREA	2,000 SF
SECOND FLOOR OFFICE AREA	2,170 SF
TOTAL OFFICE AREA	4,170 SF
HANGER 4 FLOOR AREA	10,400 SF
TOTAL HANGAR 4 AREA	14,570 SF
BUILDING 2 AREA TOTAL	42,942 SF
BUILDING 1+2 AREA TOTAL	59,757 SF

BUILDING COVERAGE	37.4%
LANDSCAPE AREA	29,467 SF
LANDSCAPE COVERAGE	18.3%
OFFICE PARKING REQUIRED (1:300)	17,737 SF/300 = 60
ACCESSIBLE PARKING REQUIRED (4%)	60 X 4% = 3

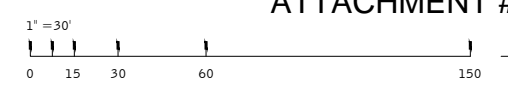
PARKING CALC

OFFICE PARKING REQUIRED (1:300)	17,737 SF/300 = 60
ACCESSIBLE PARKING REQUIRED (4%)	60 X 4% = 3 STALLS
TOTAL PARKING REQUIRED	60 STALLS
EV SPACES CAPABLE (10%)	6 STALLS
EV SPACES INSTALLED (4%)	3 STALLS
STANDARD PARKING PROVIDED	56 STALLS
ACCESSIBLE PARKING PROVIDED	4 STALLS
TOTAL PARKING PROVIDED	60 STALLS
BIKE RACKS REQUIRED (1 PER 10 STALLS)	6 STALLS
BIKE RACKS PROVIDED	6 STALLS

DOCKET NUMBERS
 (R) PLAT PER BOOK 186, PAGE 44, M.C.R.
 (R1) CONDEMNATION PER 2020-0185876, M.C.R. & 2023-0141889, M.C.R.
 (R2) DEED PER 2009-0119701, M.C.R.
 (R3) R.O.S. PER BOOK 1081, PAGE 24, M.C.R.
 (R4) R.O.S. PER BOOK 1399, PAGE 13, M.C.R.
 (R5) R.O.S. PER BOOK 1412, PAGE 12, M.C.R.
 (R6) R.O.S. PER BOOK 1555, PAGE 21, M.C.R.
 (R7) R.O.S. PER BOOK 1567, PAGE 20, M.C.R.
 (R8) R.O.S. PER BOOK 1639, PAGE 18, M.C.R.
 (R9) R.O.S. PER BOOK 1643, PAGE 46, M.C.R.
 (R10) R.O.S. PER BOOK 1660, PAGE 31, M.C.R.
 (R11) R.O.S. PER BOOK 1660, PAGE 48, M.C.R.
 (R13) PLAT PER BOOK 203, PAGE 43, M.C.R.
 (R14) PLAT PER BOOK 1619, PAGE 39, M.C.R.
 (R15) R.O.S. PER BOOK 1733, PAGE 12, M.C.R.
 (R16) DOC. NO. 2017-0405765, M.C.R.



C.O.S. NOTE: THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT ON THE SUBJECT SITE FOR HELIPORT OPERATIONS SHALL BE CONSIDERED NULL & VOID WITH THIS DRB APPLICATION PROPOSAL. ANY FUTURE HELIPORT USE ON THE SUBJECT SITE SHALL BE SUBJECT TO THE APPLICABLE CITY APPROVALS CONSISTENT WITH CASE # 6-UP-2009

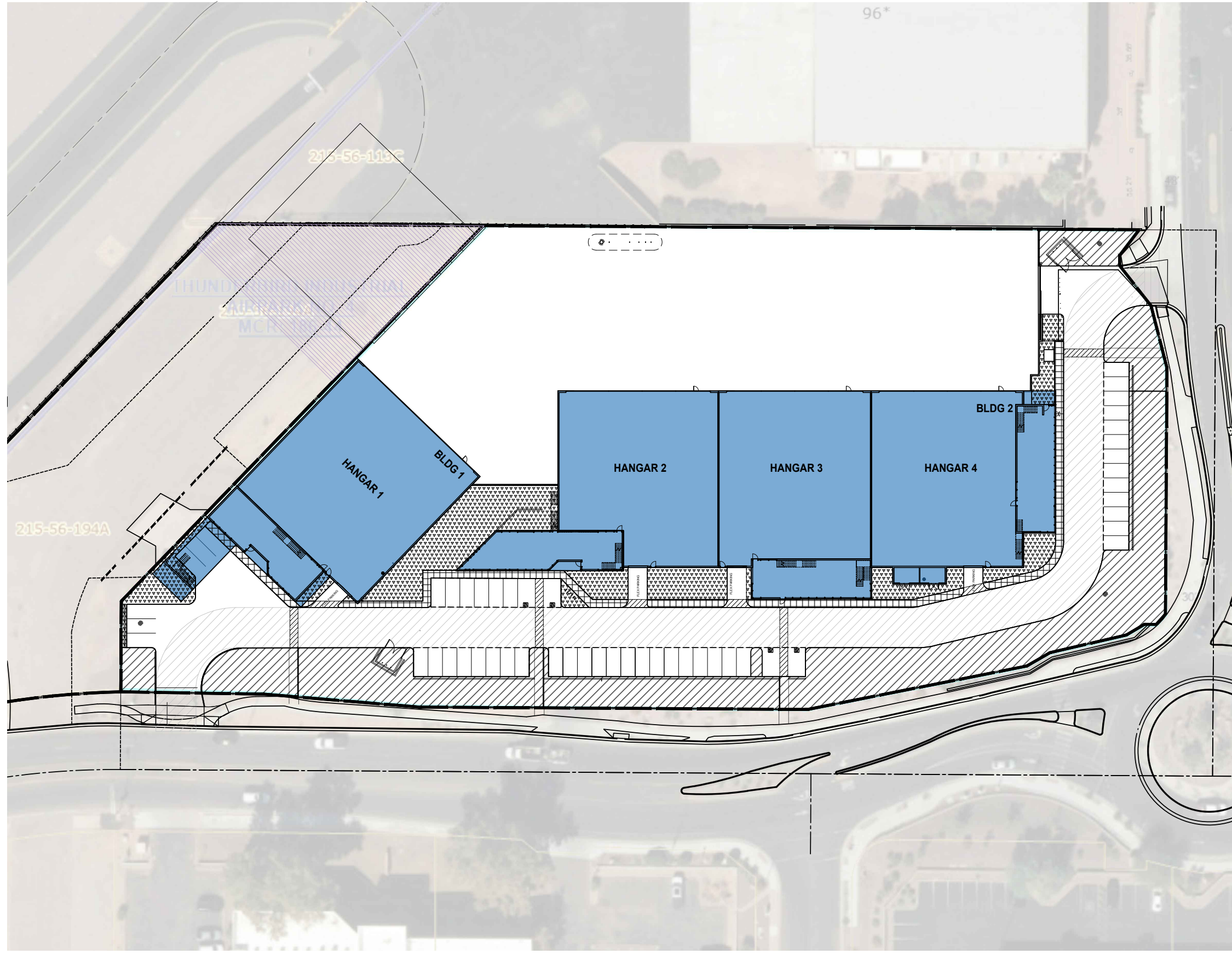


ATTACHMENT #8

7-DR-2024
8/22/2024
SITE PLAN
 SCALE: 1" = 30'-0"

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED
 Boundary Source: GIS MAP & AERIAL IMAGE



LEGEND:

- DENOTES FRONT OPEN SPACE
21,922 S.F. TOTAL
- DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE
3,227 S.F. TOTAL
- DENOTES PARKING LOT LANDSCAPING
8,411 S.F. TOTAL

TOTAL: 33,560 SF

PARKING AREAS AND PARKING LOT LANDSCAPING ARE NOT INCLUDED IN REQUIRED OPEN SPACE PER SECTION 5.1804 - PROPERTY DEVELOPMENT STANDARDS FOR INDUSTRIAL PARK (I-1) ZONING, CITY OF SCOTTSDALE, AZ

PROJECT DATA ZONING: I-1
NET LOT AREA: 160,757
BUILDING HEIGHT: 47.5'

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE:
 MAXIMUM BUILDING HEIGHT = 47.5' (52' ALLOWED)
 FIRST 12' OF HEIGHT = 10% NET LOT AREA
 = .10 x 160,757 = 16,075.7 SF
 NEXT 35.5' OF HEIGHT = 35.5' x .003 x 160,757 = 17,120.62 SF

OPEN SPACE REQUIRED:
 16,075.7 S.F. + 17,120.62 S.F. = 33,196.32 SF
 ON-LOT TAXI LANE REDUCTION (50%) = 16,598.16 SF
 OPEN SPACE PROVIDED = 25,149 SF (NOT INCLUDING PARKING LOT LANDSCAPING)

PARKING LOT LANDSCAPING REQUIRED:
 PARKING LOT AREA x 15%
 30,890 x .15 = 4,633
 1/3 IN LANDSCAPE ISLANDS = 695 SF REQUIRED (1,795 SF PROVIDED)
 PARKING LOT LANDSCAPE PROVIDED = 10,490 SF

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

WARE MALCOMB
 2777 E Camelback Rd, Suite #325
 Phoenix, AZ 85016
 P 480.767.1001

ARCHITECTURE
 PLANNING
 INTERIORS

CIVIL ENGINEERING
 BRANDING
 BUILDING MEASUREMENT

PROJECT NO.: 250-PA-2024
 KEY CODE: 53E64

OWNER/DEVELOPER:
 Brian Regehr
 480.355.4227
 bregehr@wstgdp.com

ARCHITECT:
 WARE MALCOMB
 Kevin Evernham - Principal
 2777 East Camelback Road #325
 Scottsdale, Arizona 85016
 480.800.5294
 kevernham@waremalcomb.com

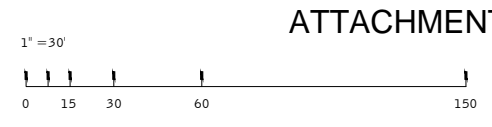
SKYPORT AT REDFIELD HANGARS
 7600 E. REDFIELD RD
 SCOTTSDALE, AZ 85260

OPEN SPACE		REMARKS
1	04/05/2024	PRE-APP SUBMITTAL
2	04/24/2024	DRB SUBMITTAL 1
3	06/17/2024	DRB SUBMITTAL 2

PA / PM: D. RICHARDSON
 DRAWN BY: TR
 JOB NO.: PHX24-0033-00

SHEET
028

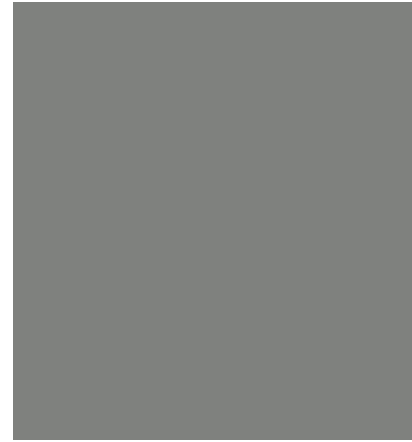
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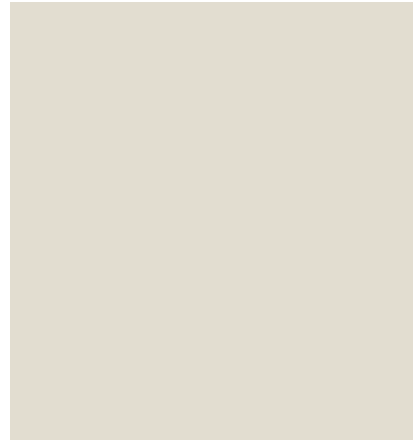
ATTACHMENT #9

OPEN SPACE PLAN
 SCALE: 1" = 30'-0"

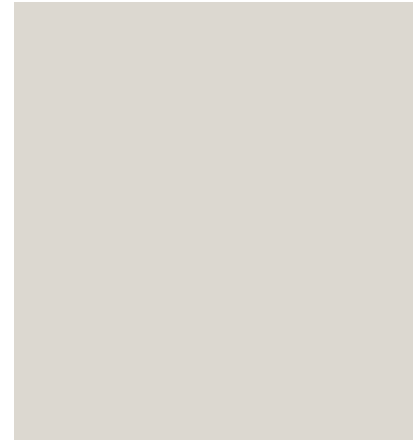
7-DR-2024
 8/08/2024



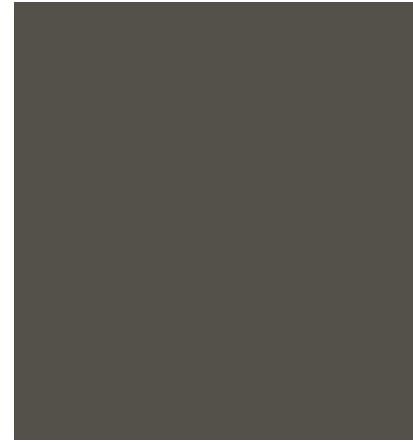
SHERWIN WILLIAMS:
CITYSCAPE - 7067, LRV: 22



SHERWIN WILLIAMS:
OYSTER WHITE - 7637, LRV 72



SHERWIN WILLIAMS:
DRIFT OF MIST - 9166, LRV 69



DUNN EDWARDS,
RENWICK BROWN - DET630, LRV 8



SHERWIN WILLIAMS:
MINDFUL GRAY - 7016, LRV 48

7-DR-2024
8/08/2024

COLOR CARDS	
DATE	REMARKS
1 04/05/2024	PRE-APP SUBMITTAL
2 04/10/2024	DRB SUBMITTAL

PA / PM:	D. RICHARDSON
DRAWN BY:	TR
JOB NO.:	PHX24-0033-00

SHEET
074

SKYPORT AT REDFIELD HANGARS

7600 E. REDFIELD RD
SCOTTSDALE, AZ 85260

PROJECT NO.: 250-PA-2024
KEY CODE: 53E64

OWNER/DEVELOPER:
Brian Regehr
480.355.4227
bregehr@wstgp.com

ARCHITECT:
WARE MALCOMB
Kevin Everham - Principal
2777 East Camelback Road #325
Scottsdale, Arizona 85016
480.800.5294
keverham@waremalcomb.com

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

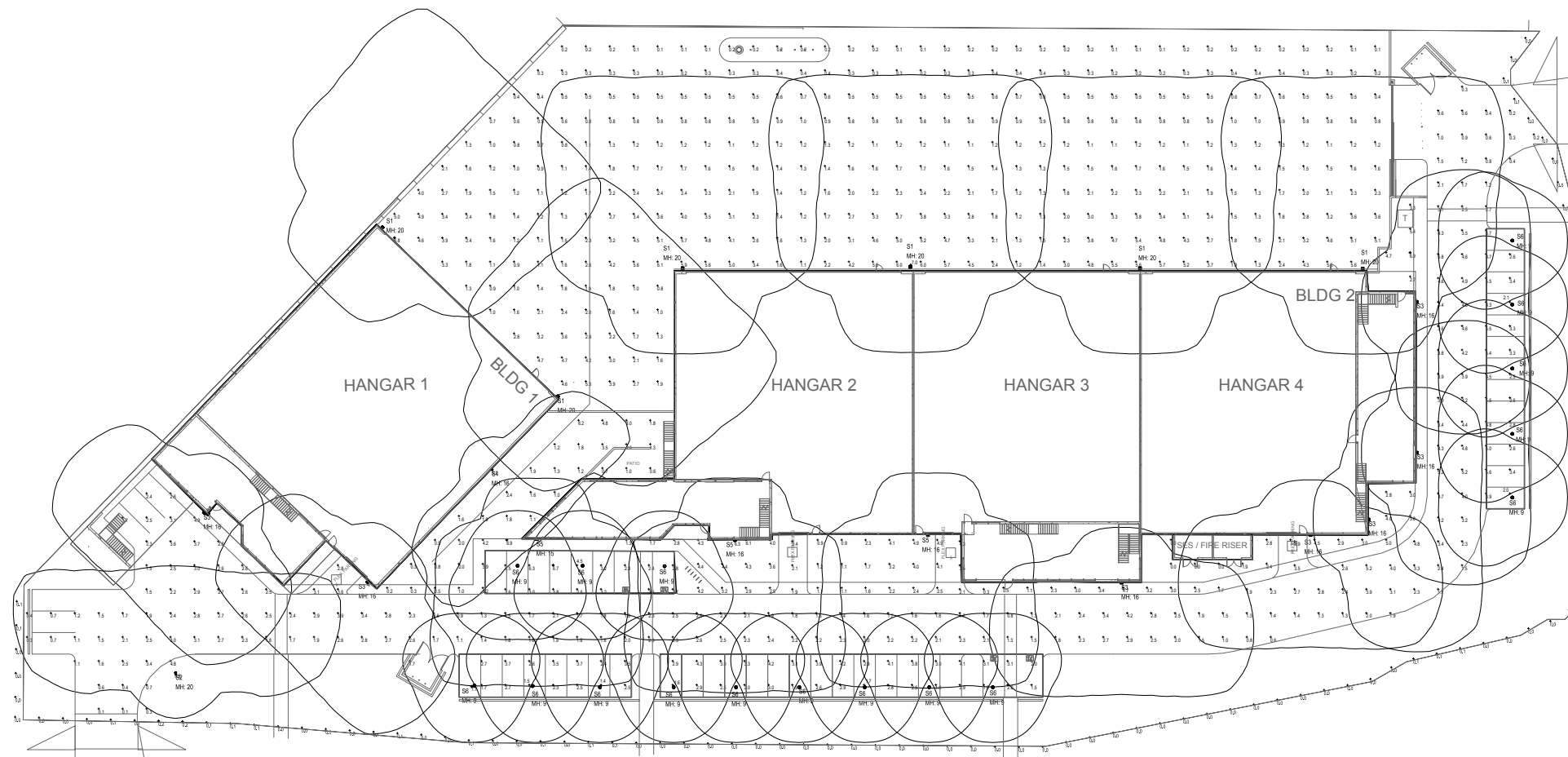
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

2777 E. Camelback Rd. Suite #325
Phoenix, AZ, 85016
P 480.767.1001

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

SDL TAXIWAY

N. 76TH PL



25'
FIRE LANE

System	Qty	Label	Assignment	Description	LF	Lumens	Lumens/Watt	Beam/Facet
BLDG 1	17	30	Single	1" x 4" LED SLIM PROFILE COLOR BLACK OR DARK BRONZE	7,300	2,500	268	NOBODY EDITION
BLDG 2	17	30	Single	1" x 4" LED SLIM PROFILE COLOR BLACK OR DARK BRONZE	7,300	2,500	268	NOBODY EDITION
HANGAR 1	17	30	Single	1" x 4" LED SLIM PROFILE COLOR BLACK OR DARK BRONZE	7,300	2,500	268	NOBODY EDITION
HANGAR 2	17	30	Single	1" x 4" LED SLIM PROFILE COLOR BLACK OR DARK BRONZE	7,300	2,500	268	NOBODY EDITION
HANGAR 3	17	30	Single	1" x 4" LED SLIM PROFILE COLOR BLACK OR DARK BRONZE	7,300	2,500	268	NOBODY EDITION
HANGAR 4	17	30	Single	1" x 4" LED SLIM PROFILE COLOR BLACK OR DARK BRONZE	7,300	2,500	268	NOBODY EDITION

E. REDFIELD RD

System	Qty	Label	Assignment	Description	LF	Lumens	Lumens/Watt	Beam/Facet
BLDG 1	17	30	Single	1" x 4" LED SLIM PROFILE COLOR BLACK OR DARK BRONZE	7,300	2,500	268	NOBODY EDITION
BLDG 2	17	30	Single	1" x 4" LED SLIM PROFILE COLOR BLACK OR DARK BRONZE	7,300	2,500	268	NOBODY EDITION
HANGAR 1	17	30	Single	1" x 4" LED SLIM PROFILE COLOR BLACK OR DARK BRONZE	7,300	2,500	268	NOBODY EDITION
HANGAR 2	17	30	Single	1" x 4" LED SLIM PROFILE COLOR BLACK OR DARK BRONZE	7,300	2,500	268	NOBODY EDITION
HANGAR 3	17	30	Single	1" x 4" LED SLIM PROFILE COLOR BLACK OR DARK BRONZE	7,300	2,500	268	NOBODY EDITION
HANGAR 4	17	30	Single	1" x 4" LED SLIM PROFILE COLOR BLACK OR DARK BRONZE	7,300	2,500	268	NOBODY EDITION

MAINTAINED PHOTOMETRIC PLAN
SCALE: 30'-0" = 1'-0"



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Phoenix, AZ 85016
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ARCHITECTURE
PLANNING
INTERIORS
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BRANDING
BUILDING MEASUREMENT

PROJECT NO: 250-PA-2024
KEY CODE: 53E64

OWNER/DEVELOPER:
Brian Regehr
480.355.4227
bregehr@westgp.com

ARCHITECT:
WARE MALCOMB
Kevin Evertham - Principal
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Scottsdale, Arizona 85016
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kevenham@waremalcomb.com



SKYPORT AT REDFIELD HANGARS
7600 E. REDFIELD RD
SCOTTSDALE, AZ 85260

PLAN	DATE	REMARKS

PA / PM:
DRAWN BY:
JOB NO.:

**STIPULATION SET
RETAIN FOR RECORDS
APPROVED**
09/10/2024 DATE APPROVED BY
7-DR-2024
8/08/2024

SHEET
051b

FIXTURE: S6

Table with 3 columns: Project, Catalog #, Type, Prepared by, Notes, Date



McGraw-Edison TT TopTier

Parking Garage Luminaire

Product Features

Product Certifications



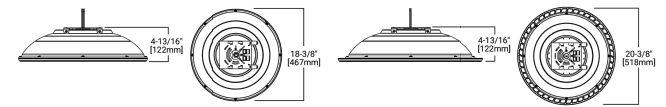
Connected Systems

Quick Facts: Lumen packages range from 2,757 - 22,831

Dimensional Details

Surface Mount: CQ, MQ, WQ and RW: D1-D6

Surface Mount: CQ, MQ, WQ and RW: D7+



Notes: 1. Verify dimensions against drawings to confirm qualification...



PS513001EN page 1

FIXTURE TYPE: S1 AND S2

Table with 3 columns: Project, Catalog #, Type, Prepared by, Notes, Date



McGraw-Edison GLEON Galleon

Area / Site Luminaire

Product Features

Product Certifications



Connected Systems

Quick Facts: Lumen packages range from 4,200 - 80,800

Dimensional Details

Table with columns: Number of Light Sources, A' Width, H' Height, etc.

Notes: 1. Verify dimensions against drawings to confirm qualification...



PS500202EN page 1

FIXTURE: S3 - S5

Table with 3 columns: Project, Catalog #, Type, Prepared by, Notes, Date



McGraw-Edison GWC Galleon Wall

Wall Mount Luminaire

Product Features

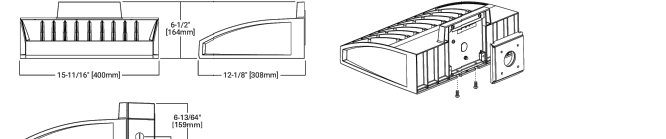
Product Certifications



Connected Systems

Quick Facts: Choice of thirteen high-efficiency, patented

Dimensional Details



Notes: 1. Verify dimensions against drawings to confirm qualification...



PS500404EN page 1

McGraw-Edison TT TopTier

Ordering Information: SAMPLE NUMBER: TT-D3-740-U-WQ-STM-30L-AP

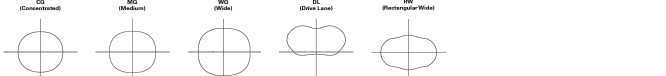
Table with columns: Product Family, Configuration, Light Output, Color, Voltage, Distribution, Mounting, Finish

Notes: 1. DeepLight Coefficient Qualified. Refer to www.designlights.org Qualified Products List...

Product Specifications

- Greater than 90% lumen maintenance at 50,000 hours
IP66 rated
120-277V 50/60Hz, 347V 60Hz or 480V 60Hz

Optical Distributions



PS513001EN page 2

McGraw-Edison GLEON Galleon

Ordering Information: SAMPLE NUMBER: GLEON-SAC-740-U-T4FT-GM

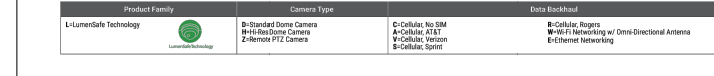
Table with columns: Product Family, Configuration, Light Output, Color, Voltage, Distribution, Mounting, Finish

Notes: 1. DeepLight Coefficient Qualified. Refer to www.designlights.org Qualified Products List...

Product Specifications

- Greater than 90% lumen maintenance at 50,000 hours
IP66 rated
120-277V 50/60Hz, 347V 60Hz or 480V 60Hz

Optical Distributions



PS500202EN page 2

McGraw-Edison GWC Galleon Wall

Ordering Information: SAMPLE NUMBER: GWC-SAC-740-U-T4FT-GM

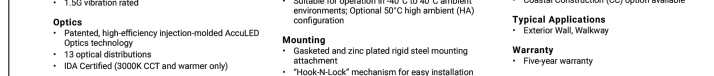
Table with columns: Product Family, Configuration, Light Output, Color, Voltage, Distribution, Mounting, Finish

Notes: 1. DeepLight Coefficient Qualified. Refer to www.designlights.org Qualified Products List...

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IP66 rated
120-277V 50/60Hz, 347V 60Hz or 480V 60Hz

Optical Distributions

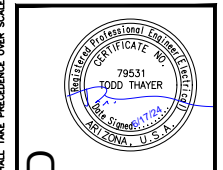


PS500404EN page 2

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WARE MALCOLM Leading Design for Commercial Real Estate. CIVIL ENGINEERING, ARCHITECTURE, PLANNING, INTERIORS, BUILDING MEASUREMENT

PROJECT NO: 250-PA-2024 KEY CODE: 53E64. OWNER/DEVELOPER: Brian Regehr. ARCHITECT: WARE MALCOLM

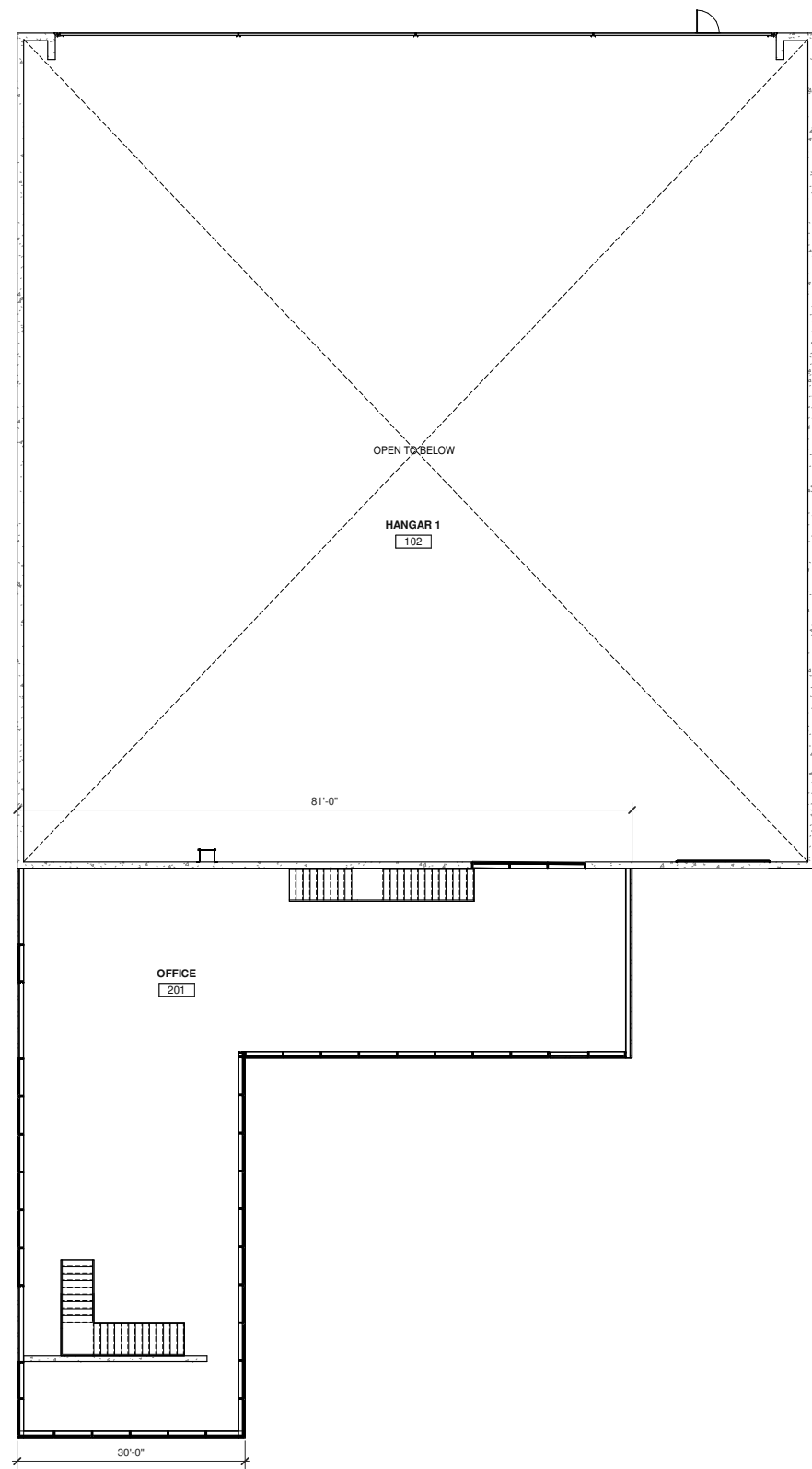


SKYPORT AT REDFIELD HANGARS 7600 E. REDFIELD RD SCOTTSDALE, AZ 85260

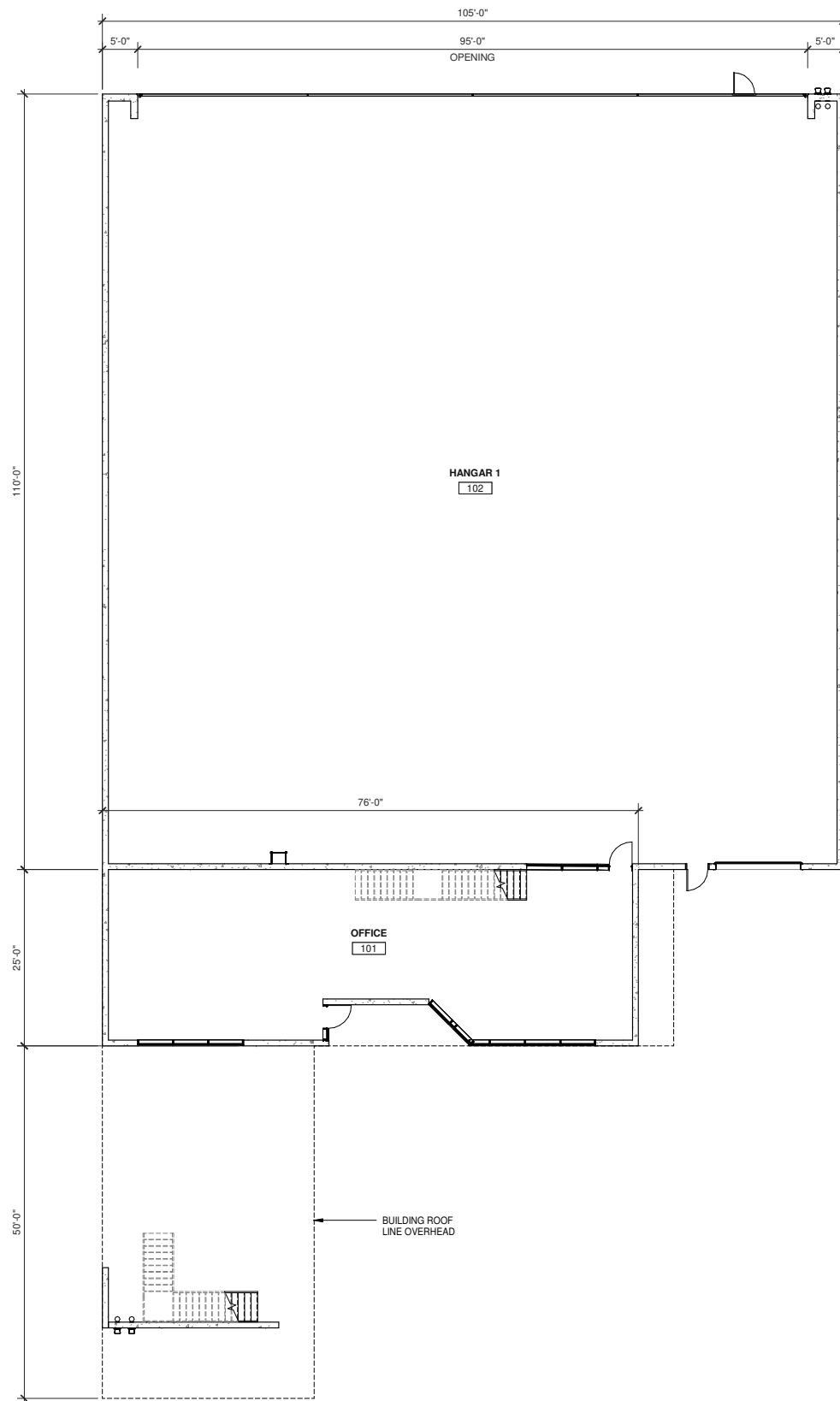
Table with columns: DATE, REMARKS

Table with columns: PA / PM, DRAWN BY, JOB NO.

SHEET 052 7-DR-2024 8/08/2024



HANGAR 1 - SECOND FLOOR PLAN
3/32" = 1'-0" 2



HANGAR 1 - FIRST FLOOR PLAN
3/32" = 1'-0" 1

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 ARCHITECTURE
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 INTERIORS
 CIVIL ENGINEERING
 BRANDING
 BUILDING MEASUREMENT
 2777 E Camelback Rd Suite # 325
 Phoenix, AZ 85016
 P 480.767.1001

PROJECT NO.: 250-PA-2024
 KEY CODE: 53E64

OWNER/DEVELOPER:
 Brian Regehr
 480.355.4227
 bregehr@wslgp.com

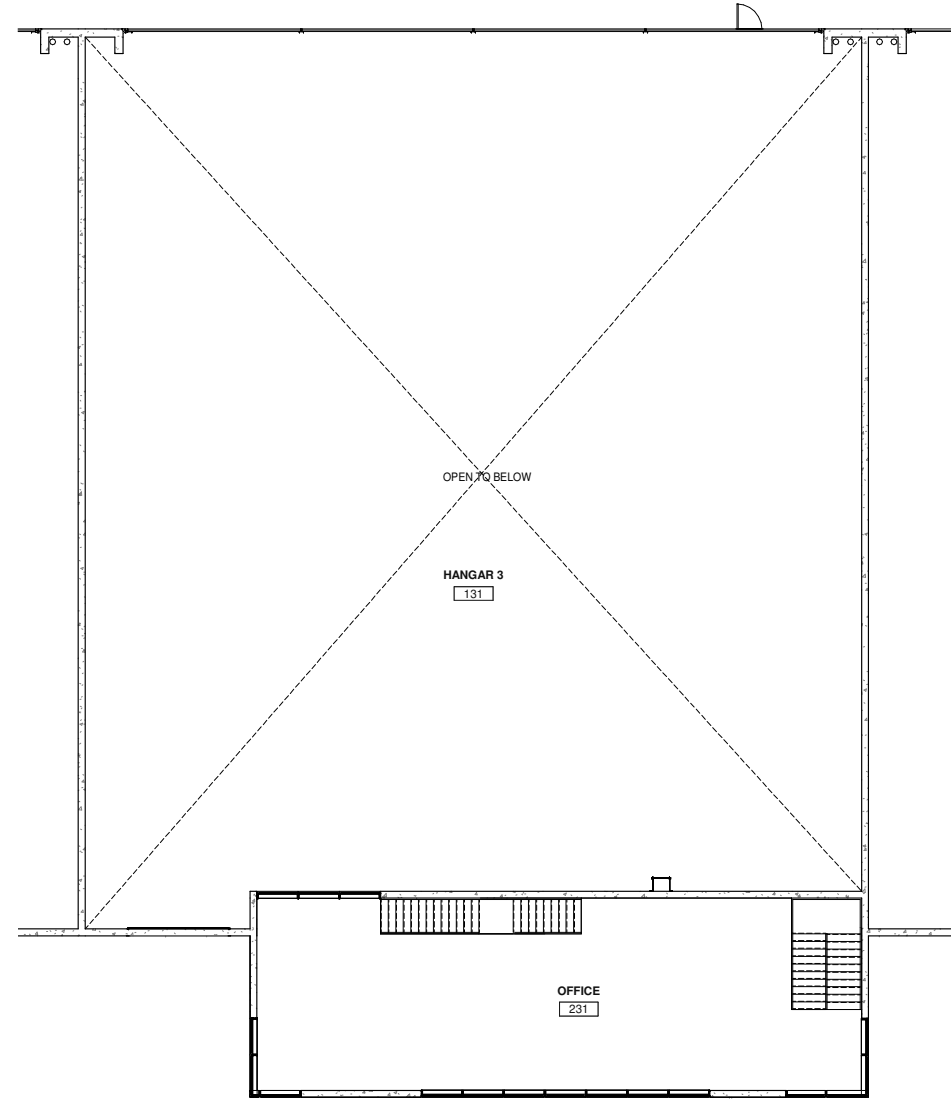
ARCHITECT:
 WARE MALCOMB
 Kevin Everham - Principal
 2777 East Camelback Road #325
 Scottsdale, Arizona 85016
 480.800.5294
 keverham@waremalcomb.com

**SKYPORT AT REDFIELD
 HANGARS**
 7600 E. REDFIELD RD
 SCOTTSDALE AZ 85260

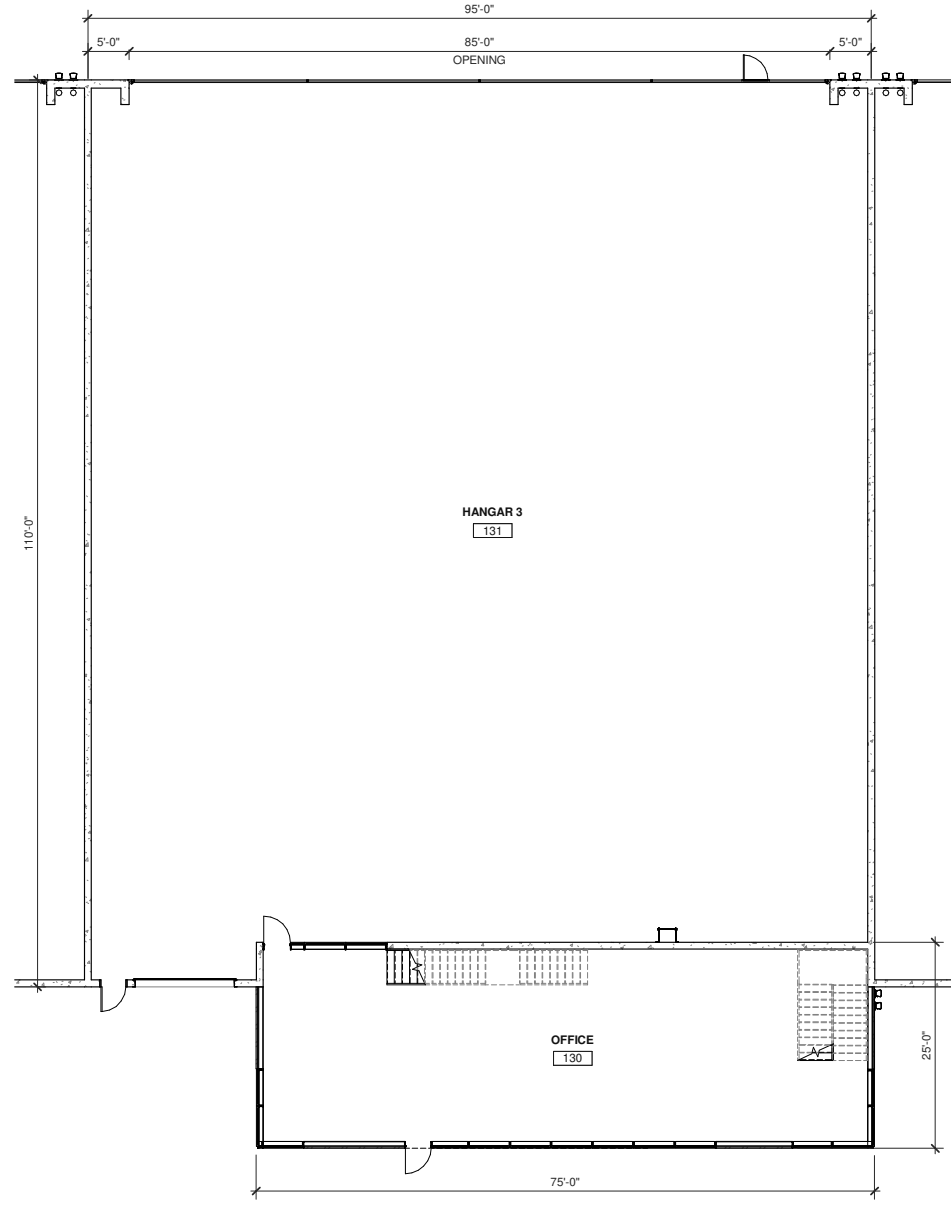
HANGAR 1 FLOOR PLANS	
DATE	REMARKS

PA/PM:	D. RICHARDSON
DRAWN BY:	E.L.
JOB NO.:	PHX24-0033-00

SHEET
045a



HANGAR 3 - SECOND FLOOR PLAN
3/32" = 1'-0" 2



HANGAR 3 - FIRST FLOOR PLAN
3/32" = 1'-0" 1

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 ARCHITECTURE
 PLANNING
 INTERIORS
 2777 E Camelback Rd Suite # 325
 Phoenix, AZ 85016
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PROJECT NO.: 250-PA-2024
 KEY CODE: 53E64

OWNER/DEVELOPER:
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 480.355.4227
 bregehr@wslgp.com

ARCHITECT:
 WARE MALCOMB
 Kevin Everham - Principal
 2777 East Camelback Road #325
 Scottsdale, Arizona 85016
 480.800.5294
 kevenham@waremalcomb.com

**SKYPORT AT REDFIELD
 HANGARS**
 7600 E. REDFIELD RD
 SCOTTSDALE AZ 85260

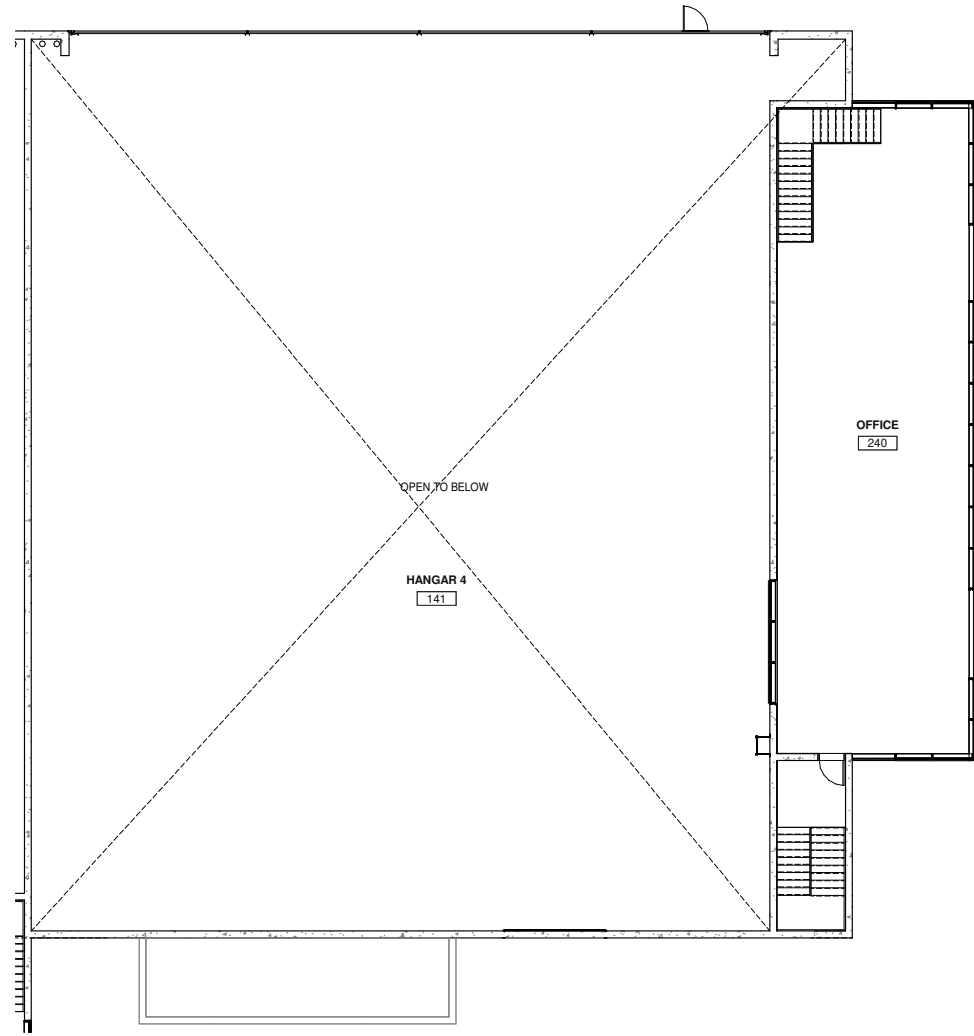
HANGAR 3 FLOOR PLANS	
DATE	REMARKS

PA/PM: Approver
 DRAWN BY.: Author
 JOB NO.: PHX24-0033-00

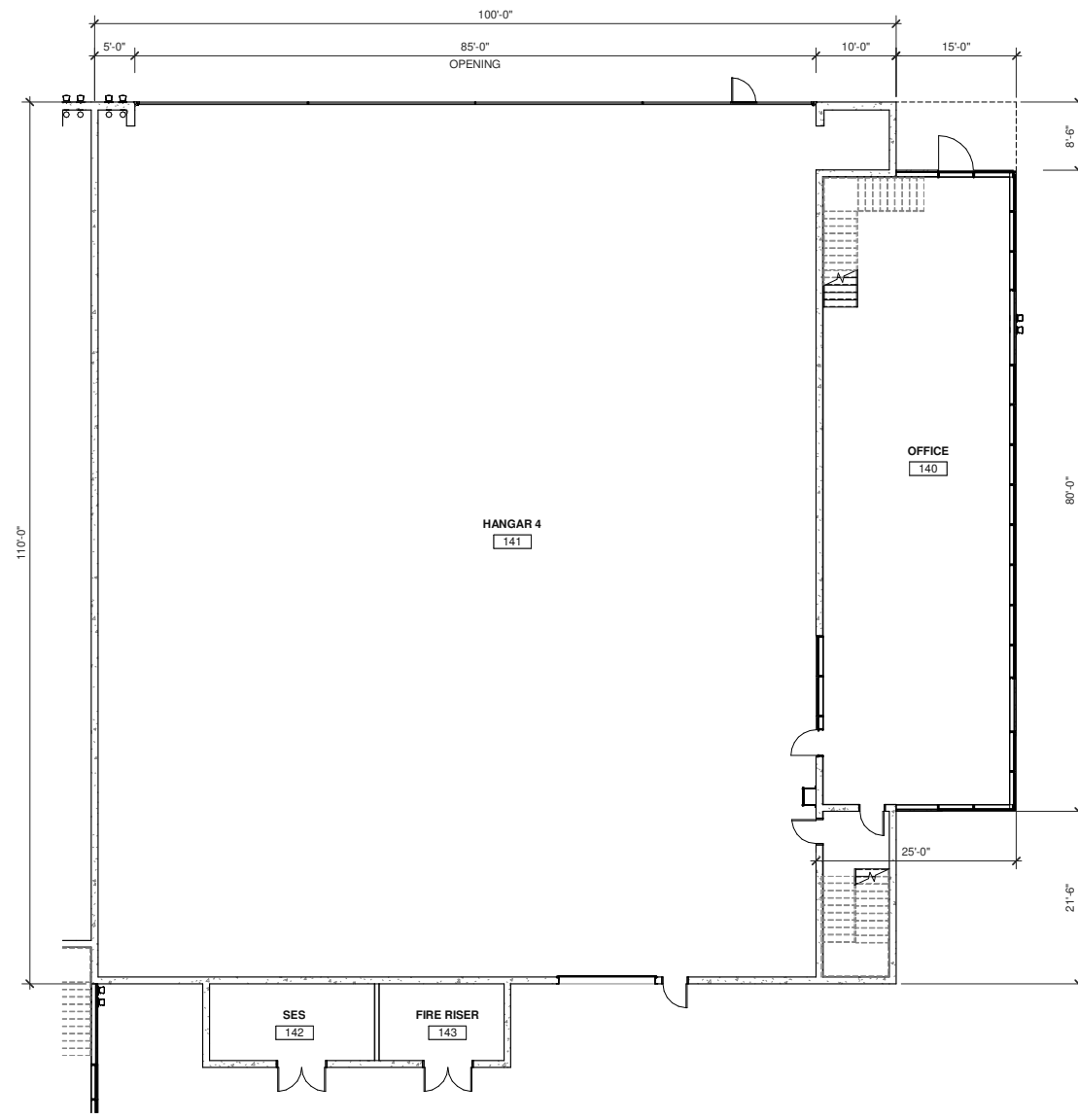
SHEET
045c

7-DR-2024
 8/08/2024

XXXX/XXXX - PROGRESS CHECK



HANGAR 4 - SECOND FLOOR PLAN
3/32" = 1'-0" 2



HANGAR 4 - FIRST FLOOR PLAN
3/32" = 1'-0" 1

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ARCHITECTURE
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INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

2777 E Camelback Rd Suite #325
Phoenix, AZ 85016
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PROJECT NO.: 250-PA-2024
KEY CODE: 53E64

OWNER/DEVELOPER:
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480.355.4227
bregehr@wslgp.com

ARCHITECT:
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Kevin Evernham - Principal
2777 East Camelback Road #325
Scottsdale, Arizona 85016
480.800.5294
kevernham@waremalcomb.com

SKYPORT AT REDFIELD HANGARS

7600 E. REDFIELD RD
SCOTTSDALE AZ 85260

HANGAR 4 FLOOR PLANS

DATE	REMARKS

PA/PM: Approver
 DRAWN BY.: Author
 JOB NO.: PHX24-0033-00

SHEET
045d

7-DR-2024
8/08/2024

XXXX/XXXX - PROGRESS CHECK



Q.S.
33-46

Aerial

Zoning Aerial

7-DR-2024

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ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

SKYPORT AT REDFIELD HANGARS

7600 E. Redfield Rd
Scottsdale, Arizona 85260
Pre-application# 250-PA-2024
APN: 215-56-114A
MCR: 186-44
Zoning: Industrial Park (I-1)
FEMA: X

Dear Neighbor/ Property Owners:

We are Ware Malcomb Architects, hired to design the proposed The Skyport Hangar Complex. The proposed project is located at 7600 E. Redfield Rd, Scottsdale, Arizona 85260, Parcel #215-56-114A which is located on the east side of Scottsdale Airpark. The property has access to an existing taxiway for Scottsdale Airpark via an existing aircraft easement adjacent to the west side of the property.

The Skyport Hangar Complex, a visionary project, aspires to set new standards in aviation architecture, intertwining functionality with a cutting-edge design philosophy. The goal is to create not just hangar spaces but an emblematic airpark that reflects a seamless fusion of aviation heritage, modern aesthetics, and sustainable practices. The overarching concept revolves around a harmonious blend of form and function and uses materials and a color palette that blend well with the surrounding context and the Sonoran Desert.

The inspiration draws from the sleek lines and precision of aircraft design and materials, translating into the project's core philosophy of precision, elegance, and adaptability. This is embodied in the choice of materials – concrete tilt wall panels for durability and strength in the hangars, juxtaposed with the modernity of the knife edge aluminum panel shroud and glass for the offices, symbolizing the speed and sculpted form of an aircraft's fuselage.

Proposed landscape utilizes native plants to the desert environment incorporating efficient water use throughout. Location of plantings will utilize the natural varying heights so there is not a group landscape of similar height limited to one area. Site storm drainage will use surface retention along the southern and eastern perimeter of the site and will also utilize underground retention under the shared apron area.

Parcel #215-56-114A does not lie within the Environmentally Sensitive Lands (ESL) Ordinance governed area. The proposed construction is not in a historical portion of Scottsdale and is not governed by the Historical Property Overlay District as noted in Section 1.904 of the Scottsdale Zoning Ordinance.

The site has dual access from N. 76th Pl and E. Redfield Rd. The east drive will provide access to Building 2 (hangars 2,3,4) and the motorized security gate to the aircraft staging area while the South drive serves Building 1 (hangar 1). The east access drive will allow access for Refuse and required Fire Apparatus. The security gate is the only access point for vehicles from the parking area to the staging area and additional access can be through each hangar for convenience and security. Parking is provided for the offices and visitors with forty eight parking spaces, including covered and six required accessible parking stalls. All six accessible parking stalls are covered which satisfies the requirement described in Section 9.105 G-O. There are six (6) bicycle parking spaces provided on the site on the public side of the screen wall as required per Section 9.103. Specified bicycle rack is per City of

WARE MALCOMB

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PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

Scottsdale detail number 2285 and is included on sheet 024a of the submitted package. Location of the bike rack does not impede pedestrian access on the site.

Pedestrian site access is from both N. 76th Pl and E. Redfield Rd, which connect to the existing 5'-0" wide sidewalk. New sidewalks and ramps will match the existing walk width of 5'-0". All new walkways, ramps, parking stalls, and circulation will be in accordance with 2010 ADA Standards for Accessible Design.

Hangar 1 is the largest of the four hangars with a 13,015 S.F. hangar and a 4,914 S.F. two-story office area. The larger size is to maximize the building footprint and to utilize the site more effectively. Hangar 2 will consist of a 11,287 S.F. hangar and a 4,332 S.F. two-story office. Hangar 3 will consist of a 10,355 S.F. hangar and a 3,750 S.F. two-story office. Lastly, Hangar 4 will consist of a 10,700 S.F. hangar and a 4,040 S.F. two-story office. All hangars will have a drive-in door for access from the parking lot providing added convenience and security for users separating pedestrian traffic from the staging area. Each hangar will be constructed with concrete tilt walls with reveals and color changes to create added texture and depth. The offices will have a clean modern design utilizing glass and deep canopies to provide building shading. All hangars will be designed with rooftop mechanical units conditioning individual hangars. All mechanical equipment will be fully screened by parapets or decorative screen walls.

The Owner is proposing to install an underground on-site private fuel system in the aircraft staging area. The team has engaged Complete Aviation Fuel System to assist in the layout and design of the fuel system. To utilize a shared fuel system, the Owner will 'Condominiumize' the hangars and have a common aircraft staging area and create a CC&R for use and operation.

Sincerely,
Dan Richardson

Dan Richardson, AIA, NCARB, LEED AP
Senior Project Manager
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OUR LEGACY INSPIRES THE FUTURE

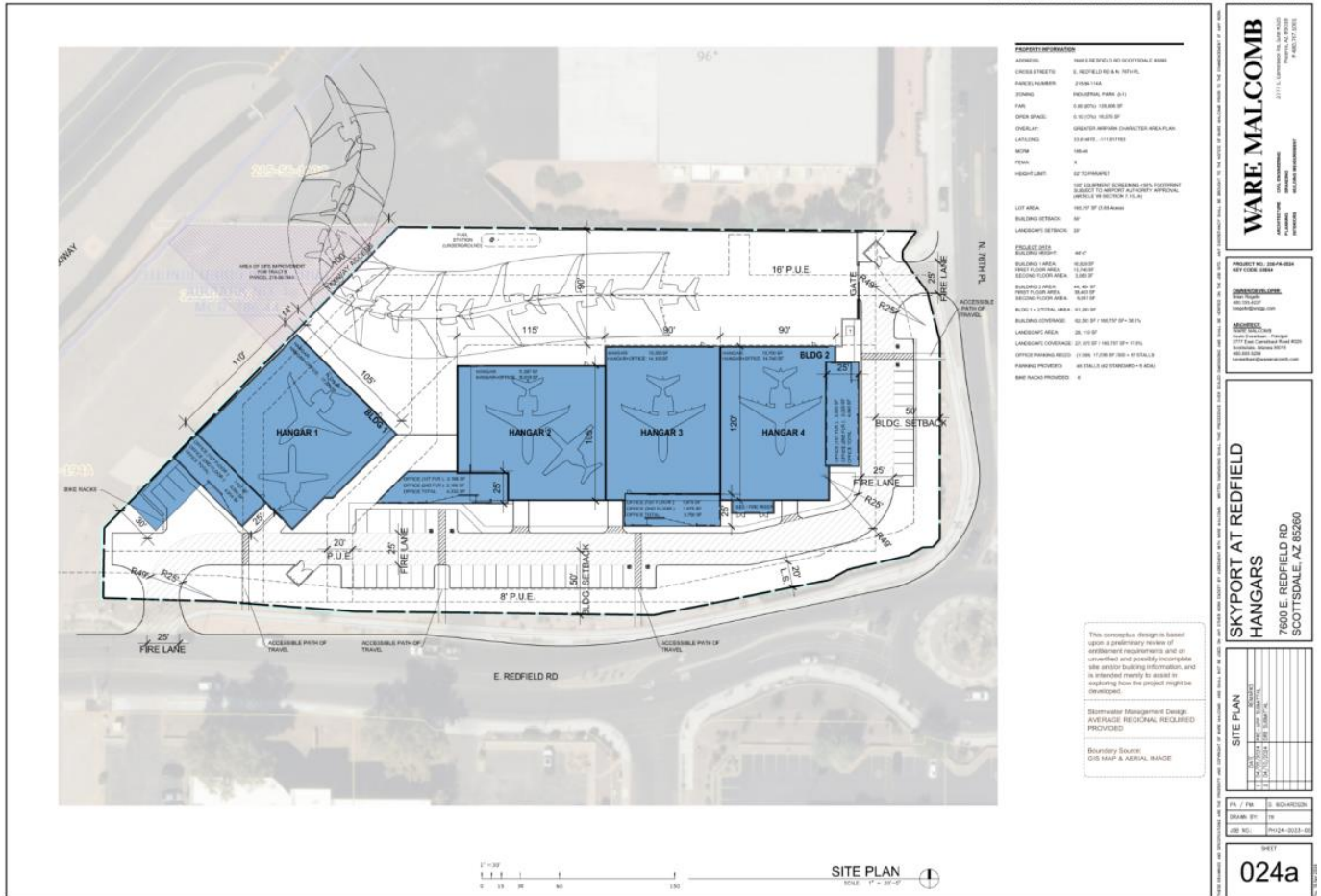
If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Wayland Barton, who can be reached at 480-312-2817 or WBarton@Scottsdaleaz.gov

WARE MALCOMB

ARCHITECTURE | CIVIL ENGINEERING
 PLANNING | BRANDING
 INTERIORS | BUILDING MEASUREMENT

Exhibits included:

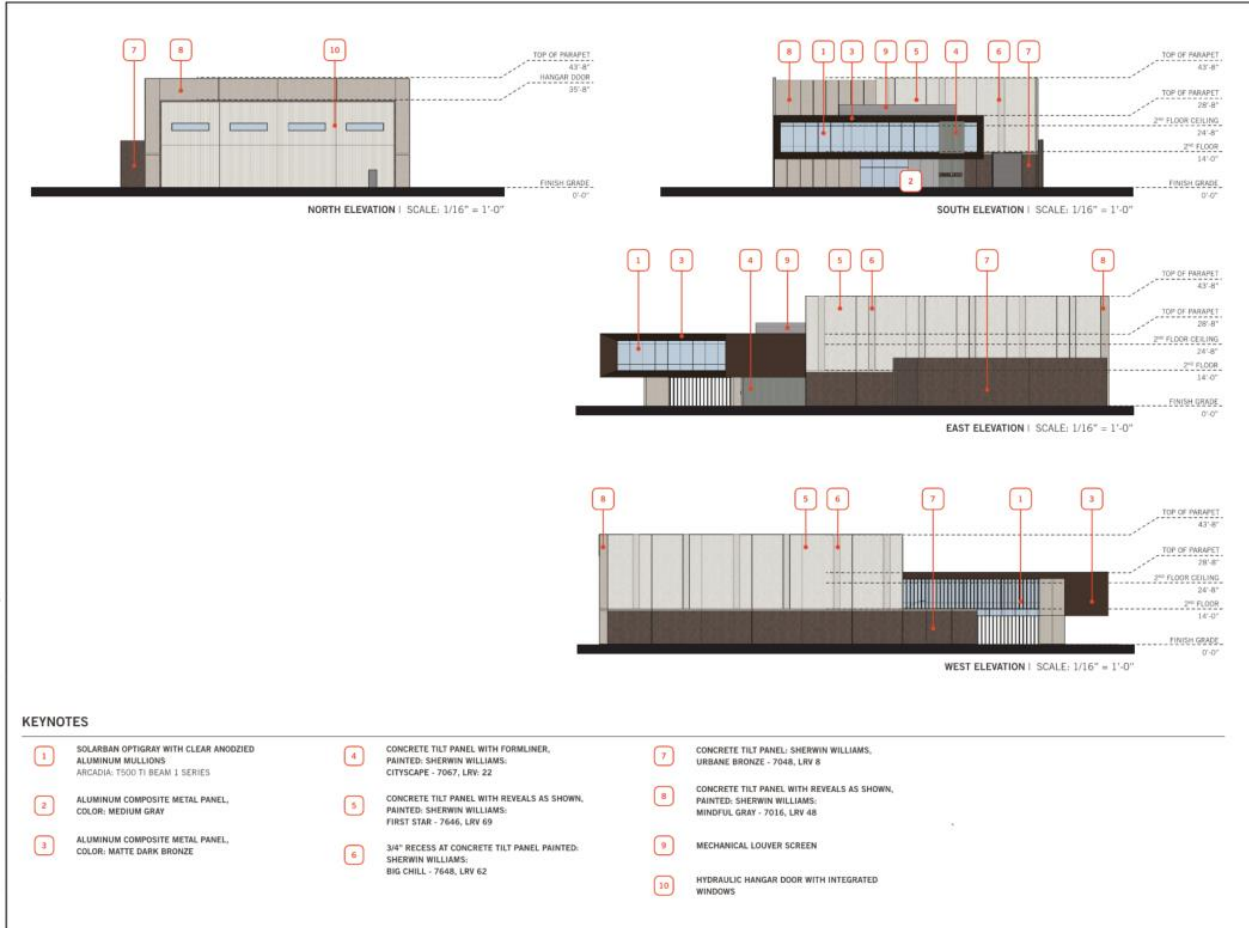
Site plan
 Elevation
 Perspectives



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PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT



WARE MALCOMB
ARCHITECTS

PROJECT NO. 22-04-004
REV. 02/2024

7000 E. REDFIELD RD
SCOTTSDALE, AZ 85260

**SKYPOINT AT REDFIELD
HANGARS**

7000 E. REDFIELD RD
SCOTTSDALE, AZ 85260

BUILDING ELEVATIONS

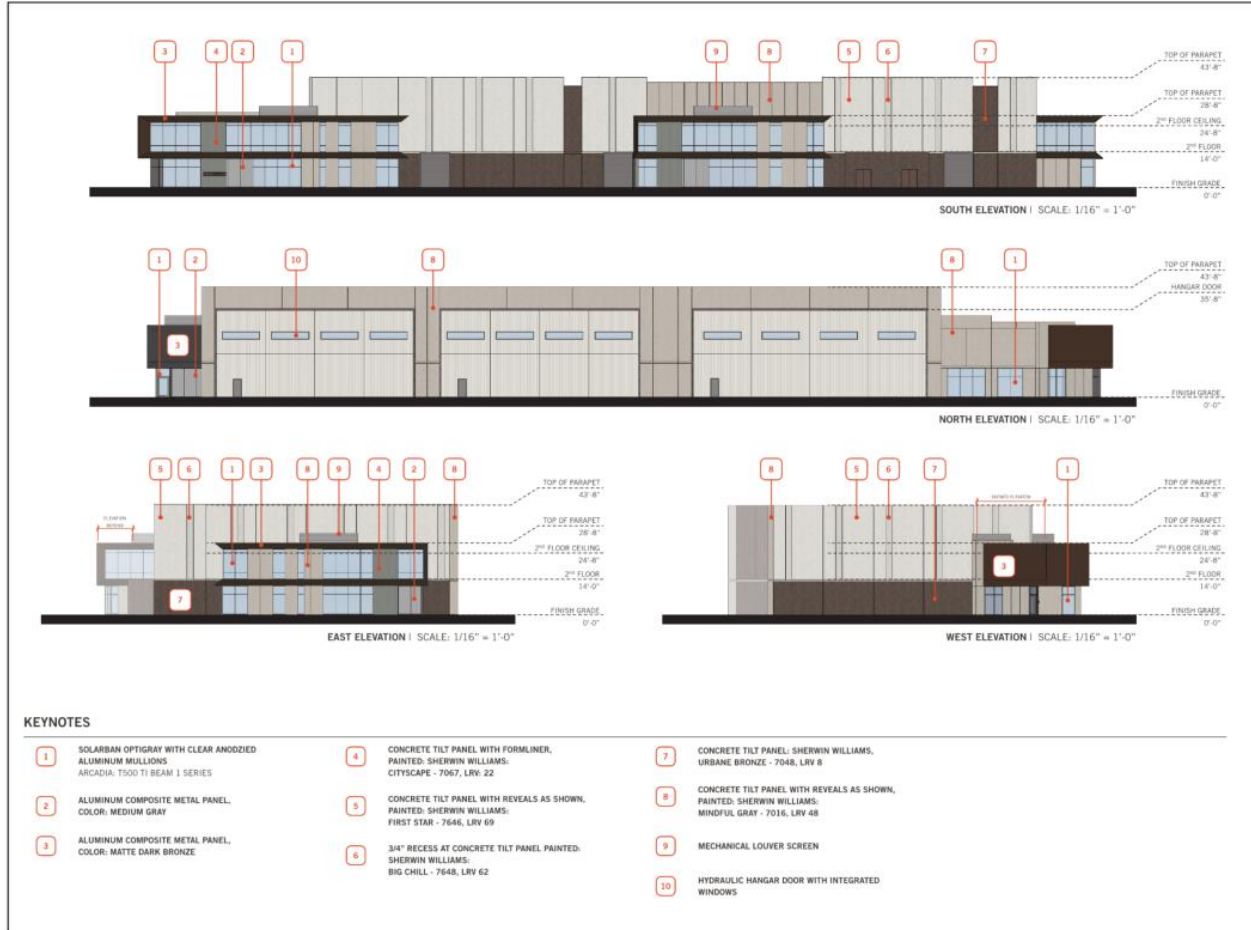
DATE: 02/20/24
DRAWN BY: [Name]
CHECKED BY: [Name]

SHEET
041a

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BUILDING MEASUREMENT

PROJECT NO. 24-04-0054
REV 0001 - ISSUE

DATE: 04/22/2024
DRAWN BY: J. MALCOMB
CHECKED BY: J. MALCOMB
PROJECT: SKYPORT AT REDFIELD HANGARS
7800 E. REDFIELD RD
SCOTTSDALE, AZ 85260

BUILDING ELEVATIONS

NO.	REV.	DESCRIPTION
1	01	ISSUED FOR PERMIT
2	02	REVISED TO ADD KEYNOTES
3	03	REVISED TO ADD MATERIALS
4	04	REVISED TO ADD FINISHES
5	05	REVISED TO ADD DIMENSIONS
6	06	REVISED TO ADD NOTES
7	07	REVISED TO ADD DETAILS
8	08	REVISED TO ADD SPECIFICATIONS
9	09	REVISED TO ADD SCHEDULES
10	10	REVISED TO ADD REFERENCES

SHEET
041b

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SOUTHWEST PERSPECTIVE VIEW FROM REDFIELD ROAD

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SOUTHEAST PERSPECTIVE VIEW FROM REDFIELD ROAD