

## 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. 76<sup>th</sup> 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

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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. 76<sup>th</sup> 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

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If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or [info@technicalsolutionnaz.com](mailto:info@technicalsolutionnaz.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](mailto:WBarton@Scottsdaleaz.gov)

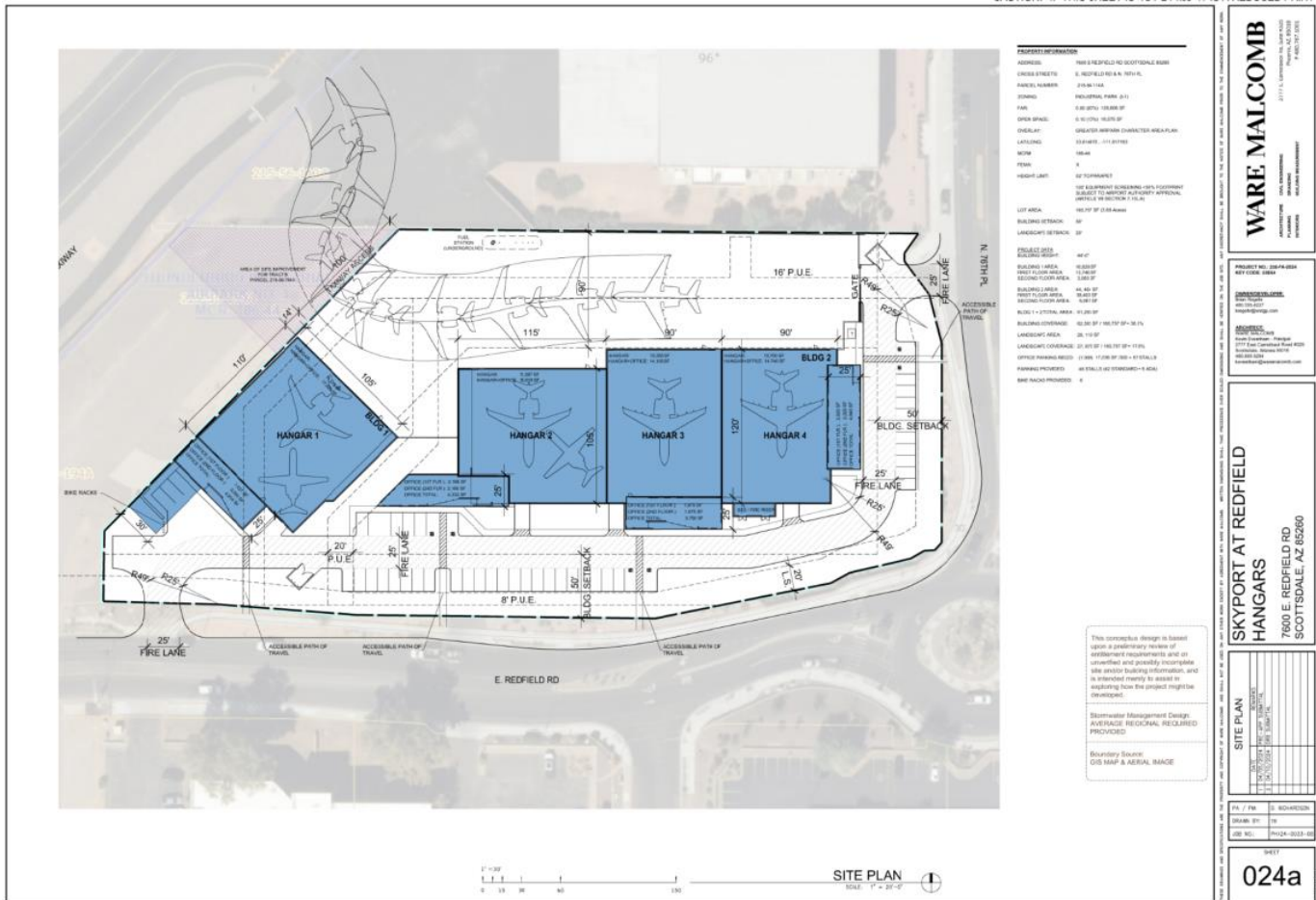
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## Exhibits included:

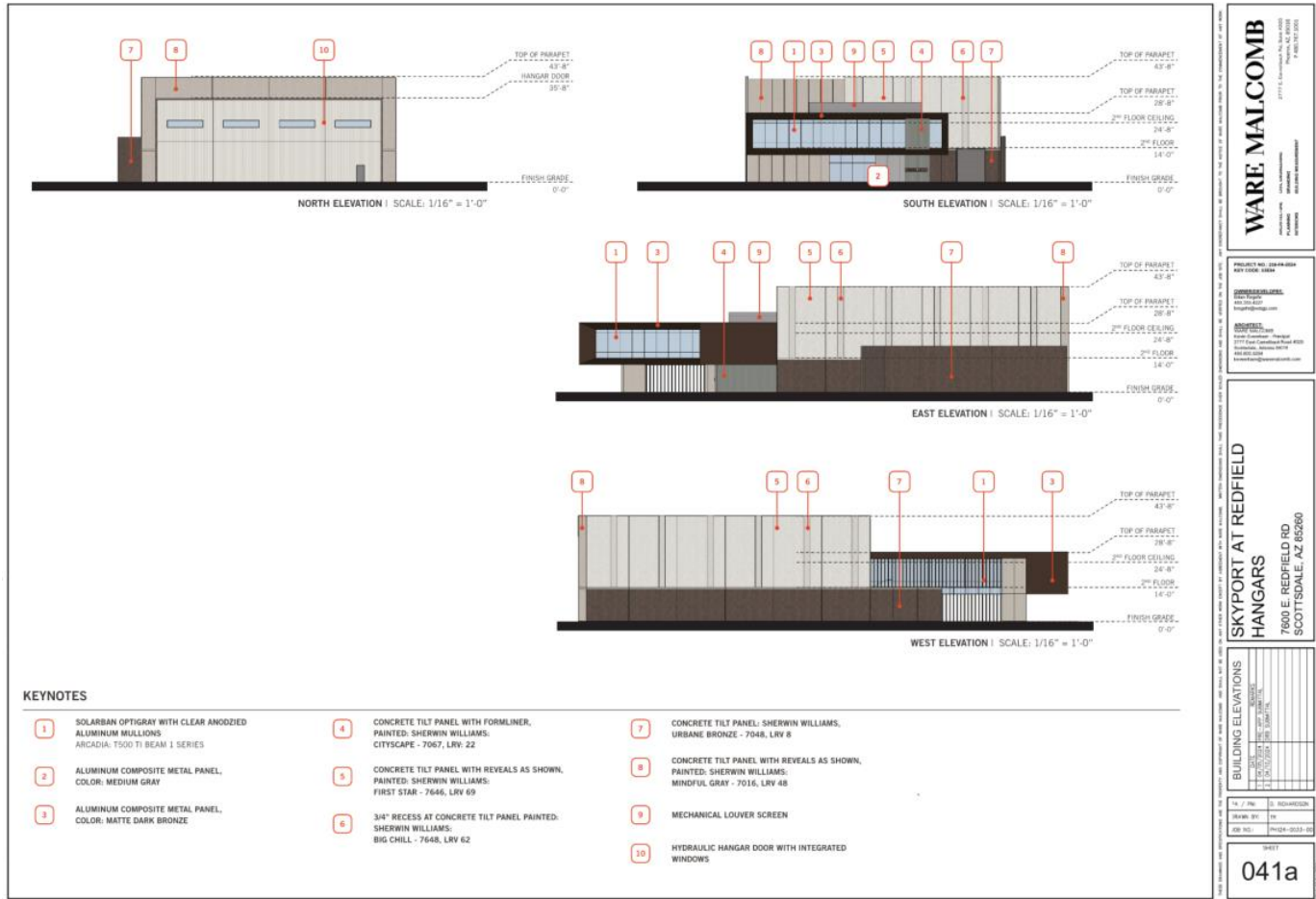
Site plan  
Elevation  
Perspectives



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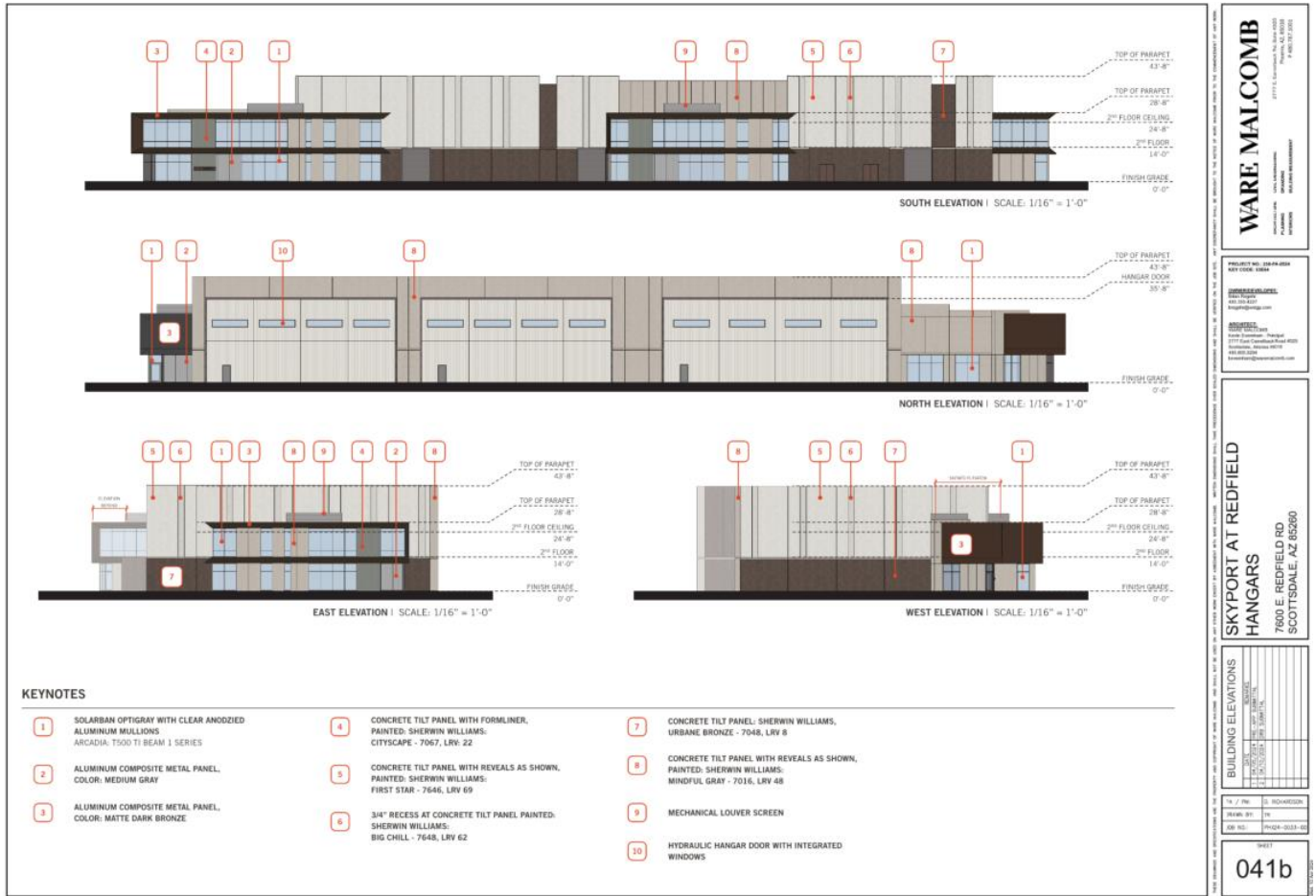
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SOUTHWEST PERSPECTIVE VIEW FROM REDFIELD ROAD

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SOUTHEAST PERSPECTIVE VIEW FROM REDFIELD ROAD