

Yam Hangars at SDL
14930 North 78th Way
Development Review Board
Application Narrative
635-PA-2023
Revised July 2024



Prepared for:



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Airport Consultants:



Project Coordination:



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REQUEST

This request is for site plan and building elevation approvals for a new aircraft hangar complex located at 14930 North 78th Way on the southeast side of the Scottsdale Airport. The property is approximately 8.9 acres and is zoned I-1. The Assessor Parcel Number (APN) is 215-56-421B & 215-56-247B. Subsequent with this DRB Approval request, an application for a minor plat is being prepared and will be submitted to join the 2 parcels into a single parcel.

DEVELOPMENT REVIEW BOARD CRITERIA

This proposed project has been designed in accordance with the following Development Review Board criteria. Information presented within this application illustrates the extent by which the proposed Architecture, Site Plan and Landscape meet these criteria.

- The application's consistency with the design and character components of the City's Design Guidelines and Standards, The Greater Airpark Character Area Plan and General Plan.
- The relationship of the Architectural Character, Landscaping and Site Design to surrounding development.
- The Architecture's response to the Sonoran Desert environment.
- Vehicular Ingress, egress, internal traffic circulation, loading and service areas and pedestrian circulation.
- Integration into the building design of the screening of mechanical equipment, appurtenances and utilities.

This project has been designed to comply with all City required guidelines to provide a high-quality project that is consistent with the surrounding context. The materials, forms and character are all shared with other properties surrounding the airport.

OVERVIEW

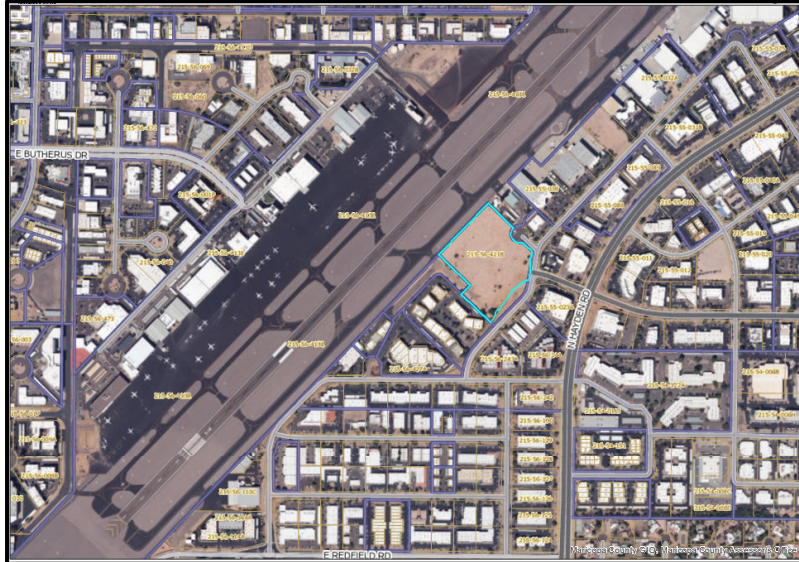
The proposed hangar development and corporate offices would be utilized for aviation related purposes associated with aircraft storage and other aviation related support functions. This development is proposed for the currently undeveloped property located on private property adjacent to the airport. It is located on the south side of the SDL FAA Air Traffic Control Tower, east of Runway 3-21 and Taxiway B and adjacent to commercial properties. The site and new facilities, which are adjacent to the east side of Scottsdale Airport, are seeking direct access to the airport and Taxiway "B".

The aircraft hangar, associated storage, and office uses are complementary to adjacent properties and desired amenities in this area.

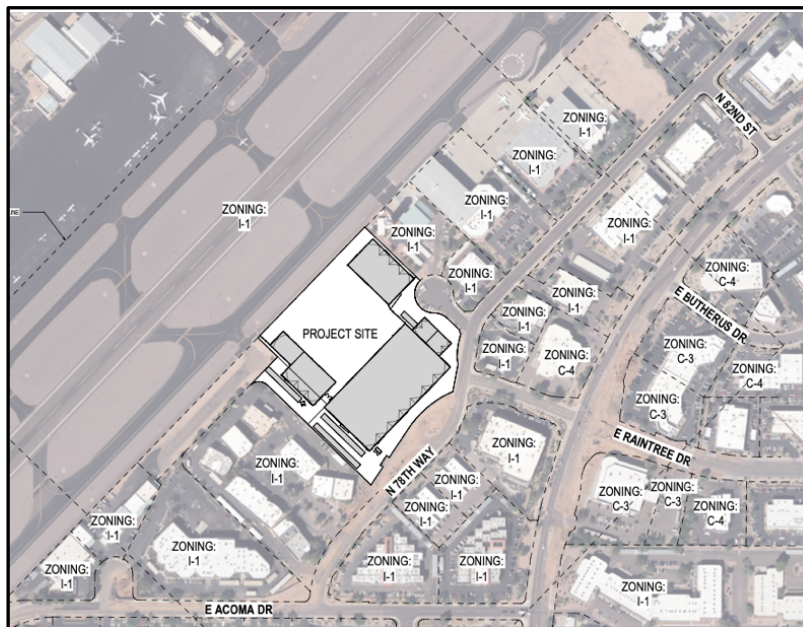
A Letter Report for the proposed Through-the-Fence (TTF) development has been analyzed and prepared by Coffman Associates, airport consultants, and is included in our submittal package.

PROJECT LOCATION

This proposed project is located at 14930 North 78th Way on the southeast side of the Scottsdale Airport. The property is approximately 8.9 acres and is zoned I-1. The Assessor Parcel Number (APN) is 215-56-421B & 215-56-247B.



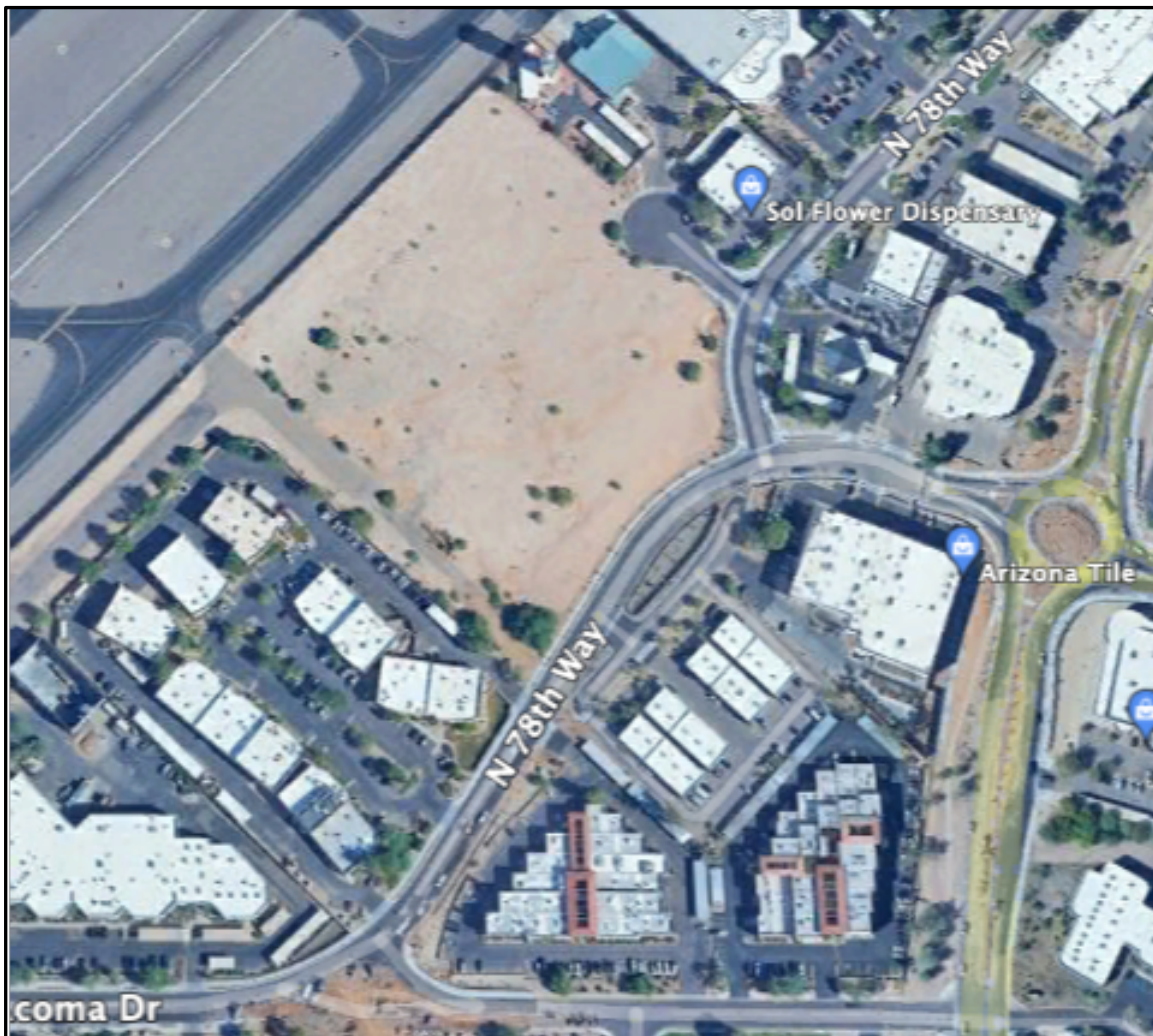
Context Aerial



Site Aerial

SITE CONDITIONS

The site is an undeveloped 8.9-acre parcel zoned I-1 located at 14930 North 78th Way on the southeast side of the Scottsdale Airport. Utility service (Water, Sewer, Power and Communications) will be provided by extending services to the site from existing facilities adjacent to the property. The property is located within a FEMA Zone "X" per FIRM Map Number 04013C1320LM dated 10/16/13. Onsite storm water retention will be provided and sized to accommodate the 100-year, 2-hour storm. Storm water retention discharge will be provided via new drywells to be installed with the site development.



ARCHITECTURE

The Yam Hangars at SDL is a site that is proposed to be developed with four new structures and "Through-The-Fence (TTF) access to the Taxiway B at the Scottsdale Airport. Three of the proposed structures will be aircraft hangars with areas of approximately 27,000 square feet, 28,000 square feet, and 98,000 square feet respectively. The fourth structure will be a secured parking garage for 23 vehicles. A large ramp apron will be placed between the three hangar structures that will be utilized for aircraft circulation and staging.

The overall architectural character of the structures has been designed in compliance with the Greater Airpark Character area Plan and Scottsdale Sensitive Design guidelines to contribute to the high-quality development character that is consistent with the surrounding buildings. Finish materials, colors, forms, massing and character are compatible with adjacent and surrounding airport properties.



The primary material for the project will be painted tilt-up concrete construction which was chosen for its durability and structural integrity. Variety within the panels will be provided with the introduction of architectural elements such as windows, metal panel elements and texture shifts/reveals within the wall panels.

The scale of the building is designed to break up the overall height and reduce monotony. A lower more pedestrian scale section of the exteriors begins with a horizontal datum that provides a shift in color, texture, and fenestration breaking up the façade over the full height. Shade canopies are also provided to address the Sonoran Desert Environment and located to identify entries and primary facades.



Vehicle access to the site is from both N 78th way and the cul-de-sac. Parking is covered with accessible spaces located near the building entrances. Pedestrian access is provided by six-foot-wide concrete sidewalks connecting from the public right of way to the buildings. Bicycle parking is provided for each building and is placed conveniently on the site. There is also a secure garage which is accessed from the cul-de-sac.

Mechanical equipment will be screened from view using materials that are in line with the design concept of the building. Any equipment on the roof will be set back from the building perimeter

and if higher than the parapet, will have mechanical screens to conceal them from public view.

The materials and colors selected evoke a Sonoran Desert theme with natural landscape hues. The colors of the painted metal and concrete have been selected to provide an understated contemporary and natural character. The introduction of dark metal panel elements in the facades as well as the shaded canopies provides a secondary material that further breaks up the building facades. Primary metal panels on the Hangars are included within the material hierarchy. The secured parking area also includes perforated dark metal panels to match the panel color and finishes of the hangar buildings.

The site and buildings have been designed to be compatible with the Scottsdale Sensitive Design Principles. Open space has been provided in compliance with the I-1 requirements. Open Spaces have been located adjacent to public zones. Landscape elements selected along the primary frontage on North 78th Way is based on that will most often be interacted with by the public.

The buildings are situated to allow for a modern and ample desert landscape along N 78th way which enhances the view to the building with natural elements. The buildings are positioned to encourage easy access from the landside and function effectively on the airside. A large central courtyard provides the space needed for aircraft to taxi from the runway to the hangars. The building design parallels the activity of flight by creating visual dynamism through variegated concrete panels integrating patterning and irregular color widths that create an everchanging dynamic along the façade. This approach re-enforces the illusion of “motion” and a dynamic image. Entry portals are designed to relate to the attributes and profile of airplane wings enhancing the engagement of flight. Additionally, the shade canopy carports are both angled and tapered to emulate the aerodynamic qualities of aircraft and highlight the takeoff and landing trajectory of an aircraft. A horizontal datum is aligned to the mezzanine level to give the building a human scale. The colors of the painted metal and concrete were selected to provide a contemporary, natural, and understated desert theme and to provide a sense of place in the surrounding context. The introduction of dark metal

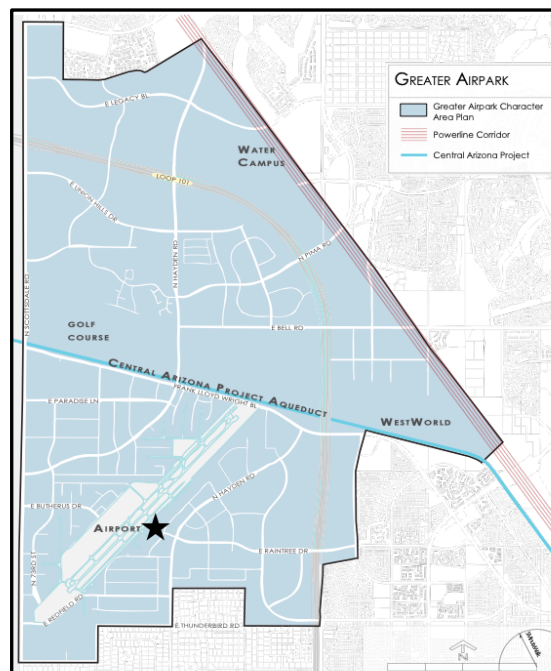
elements on the facades as well as the shade canopies provides a secondary accent element to enhance the building facades. Both YAM Hangar and Hangar 01 feature patinaed metal entry portals which contribute to the diversity of the material hierarchy. The secured parking area also includes perforated dark metal panels to match the overall scheme of panel colors and finishes.



GREATER AIRPARK CHARACTER AREA PLAN (GACAP)

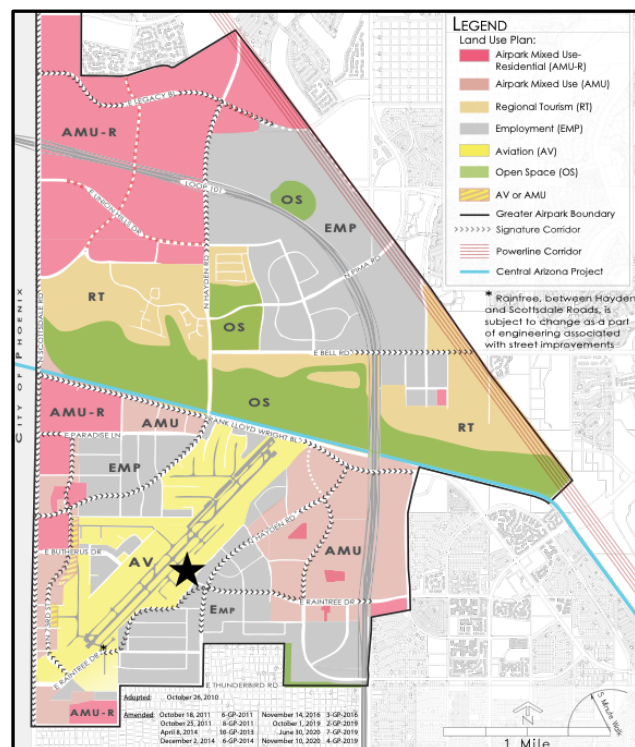
The Greater Airpark Character Area Plan establishes the vision for the Greater Scottsdale Airpark and provides the basis for Greater Airpark decision-making over a twenty-year timeframe. The Character Area Plan contains explanatory goals, policies, and illustrative graphics to articulate and link the vision for the Greater Airpark and necessary implementation programs to achieve the vision. The functions of the Greater Airpark Character Area Plan include:

- Guide policy decisions related to private and public projects in the Greater Airpark;
- Maintain the Greater Airpark as a national and international center for commerce and tourism;
- Sustain and enhance the area as a major employment and aviation center;
- Provide opportunities for the private sector to assume a strong leadership role and partner with the City in building the future success of the Greater Airpark;
- Establish an implementation framework for the Character Area Plan.



The Greater Airpark Community Values...

- The positive image and unique cachet of the Greater Scottsdale Airpark;
- Opportunities for business diversity and technological innovation;
- Aviation as a defining characteristic and economic engine of the area;
- Accessibility and efficient circulation supportive of a mixed-use, regional employment center;
- Quality architecture and design reflective of a diverse, creative, and innovative environment;
- Stewardship and enhancement of adjacent residential neighborhoods;
- Special events and a range of high quality cultural amenities;
- Partnerships between the public sector and private entities to achieve community goals;
- The Sonoran Desert climate, meaningful open spaces, and unique setting of the Greater Scottsdale Airpark; and
- A sense of community and overall sustainability.



AVIATION/AIRPORT

A Letter Report for the proposed Through-the-Fence (TTF) development has been analyzed and prepared by Coffman Associates, airport consultants, and is included in our submittal package. The ultimate design and construction of the "Through-the-Fence" (TTF) taxiway will be performed separate from this study and approved by the City of Scottsdale Aviation Department.

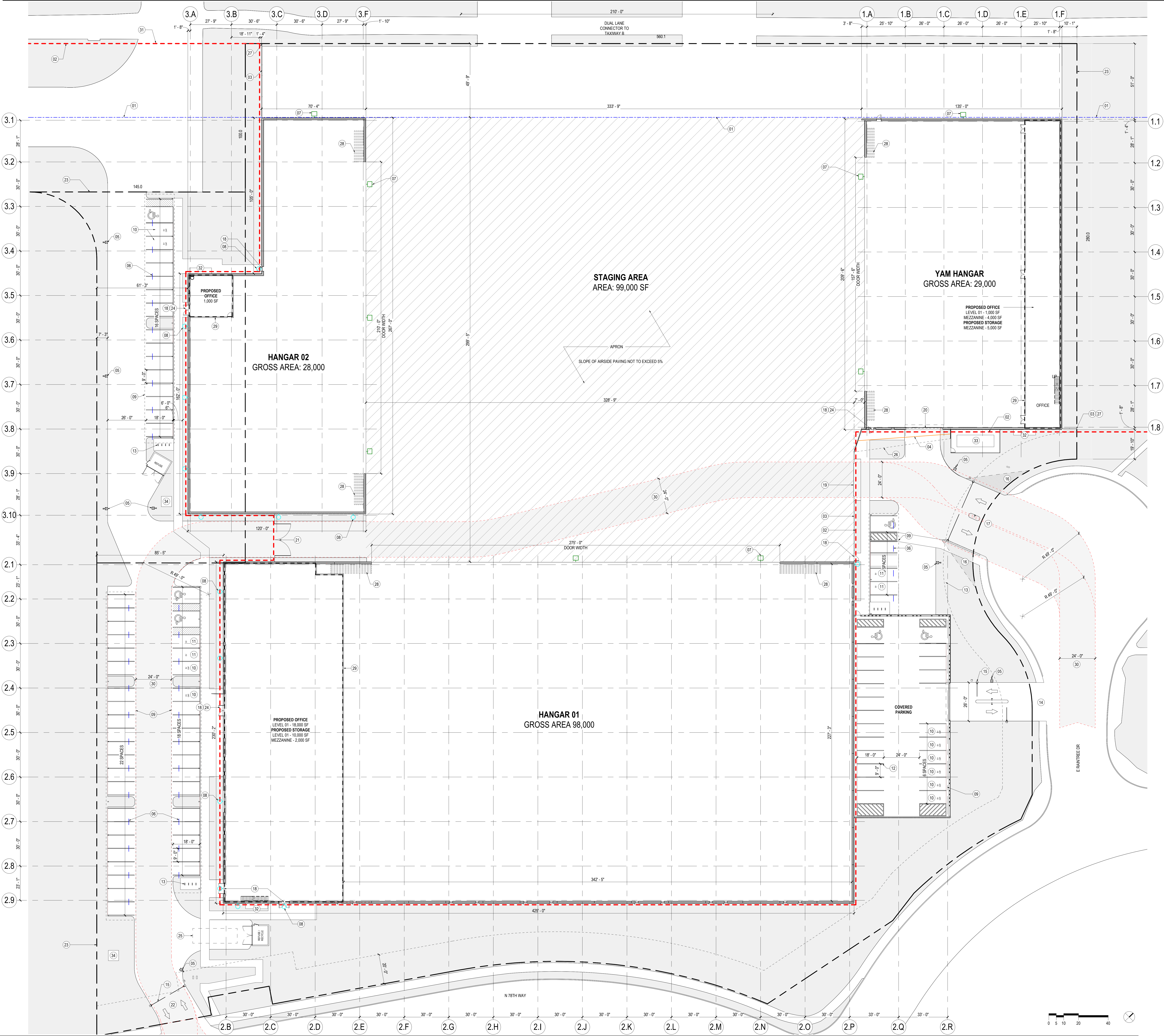
The proposed facility will consist of three (3) aircraft hangar buildings and a parking garage with a building footprint area totaling approximately 165,000 square feet consisting of 155,000 square feet of Aircraft Hangar and 10,000 square feet of Parking Garage.

This project develops one of the last remaining undeveloped parcels located adjacent to the airport with a desirable aviation use.

A Scottsdale Airport Long Form Vicinity Development Packet has been provided. The FAA "Determination of No Hazard Letter" is in process and will be provided prior to final plan approval.

Security / Access Control

Access to the ramp/staging area will be controlled/restricted by a gate and access control devices on applicable doorways with airside access to maintain security as required by the Scottsdale Airport and coordinated with airport operational staff. The secured access control areas will be managed by onsite staff members. Any visitors that enter the airside security line will be escorted by badged employees. The development will be enclosed by walls that are at least 8' in height or 6' with two feet of barbed security wire per Scottsdale Airport requirements. There are three vehicular driveway access points to the onsite parking area from public streets (78th Way and Raintree Drive). Access to the parking areas will be secured by a gate. Additional security gates will be installed at access points from the parking area to the aircraft staging area and hangars.



SHEET NOTES

01 ROCK LINE

02 AIRSIDE LANDSIDE SECURITY LINE

03 6" HIGH SECURITY FENCE

04 ENTRY LINEAR LIGHT 11'-8" AGL TYP

05 STREET LIGHT 20'-0" AGL TYP

06 COVERED PARKING LIGHTING 11'-0" AGL TYP

07 APRON WALL PACK 33' AGL TYP

08 WALL LAMP 11'-6" AGL TYP

09 COVERED PARKING ABOVE EV CAPABLE SPACES

10 EV CAPABLE SPACES

11 EV INSTALLED SPACES

12 TYP STALL DIM

13 BIKE RACKS

14 ENTRY & EXIT

15 PARKING LOT SECURITY GATE

16 SIGHT VISIBILITY TRIANGLES

17 20'-0" CLEAR DRIVEWAY ENTRANCE AND EXIT FOR FIRE ACCESS

18 SECURITY DOOR WITH KEYPAD AND CARD READER ACCESS CONTROL

19 MOTORIZED SLIDING ROLL SECURITY GATE WITH KEYPAD AND CARD READER ACCESS CONTROL

20 MOTORIZED ROLL UP DOOR WITH KEYPAD AND CARD READER ACCESS CONTROL

21 MOTORIZED SWING SECURITY GATE WITH KEYPAD AND CARD READER ACCESS CONTROL

22 ENTRY & EXIT FROM N 78TH WAY

23 PROPERTY LINE

24 MAIN OFFICE ENTRANCE

25 30' CLEAR APPROACH FOR REFUSE

26 ROOF ABOVE

27 CONNECTION BETWEEN NEW FENCE TO EXISTING SECURITY FENCE

28 30'-0" HIGH BI-PARTING DOORS SHOWN IN OPEN POSITION

29 WALL SEPARATING FUTURE PROPOSED OFFICE SPACE FROM AIRCRAFT HANGAR

30 FIRE LANE

31 NO OBSTACLES TO BLOCK GATE-4

32 SES

33 BACKUP GENERATOR WITH PAD AND ENCLOSURE

34 TRANSFORMER

YAM MANAGEMENT

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ENERGY SYSTEMS DESIGN

ENERGY SYSTEMS DESIGN

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Tel 480.481.4900

Seal / Signature

△

Date

Description

LEGEND

STAGING AREA

Scale

1" = 20'-0"

1.01

NOT FOR CONSTRUCTION

Project Name
YAM Hangars at SDL
Project Number
10-DR-2024
Description
057.8344.000
AIRPORT LONG FORM SITE PLAN

Scale
1" = 20'-0"

1.01

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10-DR-2024
7/19/2024