



December 20, 2021

Scottsdale Planning and Development Services  
City of Scottsdale  
7447 E Indian School Road Suite 105  
Scottsdale, AZ 85251

Subject: Project Number 607-PA-2021 – Jet Aviation Project Cactus  
Development Review Board Submittal – Application Narrative

To Whom It May Concern,

The following shall serve as the application narrative for the subject project.

### **Project Narrative – Project Description**

Jet Aviation Scottsdale, LLC. is developing a project located at two adjacent properties, 7819 E Greenway Road and a leased portion of City Airport-owned 14901 North Airport Drive to support Jet Aviation's business at Scottsdale Airport. The Greenway Road property will be a vehicle storage use, with vehicles stored for 1-2 weeks up to multiple months while customers are away from Scottsdale. The leased portion of the City Airport-owned property will include ramp parking for aircraft, a hangar, a terminal, and a vehicle parking lot to support building use. Both properties are zoned I-1 and are completely surrounded by I-1 properties. The Greenway Road property is 35,020 SF (0.8 acres) and the developed portion of the leased property is 107,314 SF (2.46 acres).

### **Project Narrative – DRB Review Criteria Compliance**

This project will comply with all Design Review Board Criteria as defined in the Scottsdale Zoning Ordinance, Section 1.904. The method of compliance for each is further defined below:

*A. 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.*

**Response:** The design and theme of Project Cactus takes its inspiration from the silhouette of a saguaro cactus against the bold sunset of a Scottsdale sky. Strong vertical elements evoke the architectural form of the cactus as windows, columns, and louvers. The building façade serves as a canvas for the sunset with the stucco mass walls taking on the color of the sky juxtaposed by transparent, layered glass walls at the terminal which evoke the layers and gradient of the McDowell Mountains to the east.

*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;*

**Response:** The scale and character of the proposed building fits within the context of adjacent structures at the airfield while the parking canopies relate to the scale and simple form of similar structures along E Greenway. The site is welcoming with a soft, natural palette of plantings at the front yard contrasted by a bold line of palms drawing people into the site. A large planted open space with textured pavement works in concert with the main building entry to create a sense of arrival. The larger hangar and terminal building are positioned at the lower portion of the site, taking advantage of the topography.

*b. Avoid excessive variety and monotonous repetition;*

**Response:** The entire structure is cohesive in material and architectural language while providing interest through the movement of color across the facades, the asymmetrical balance of strong horizontal and vertical elements and the play of solid and void. The aircraft hangar mass is broken down by utilizing vertical and horizontal reveals in tilt-up concrete panels as well as strong vertical gestures with ribbed metal panel evoking the texture of a saguaro.

*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;*

**Response** The building was designed through an integrative process leveraging building performance modeling tools such as Cove.Tool and guidance from the City's Sensitive Design Principles. The building is intended to create an atmosphere of possibility with expansive and uplifting views. To achieve these views while also responding to the impact of solar heat gain and glare, the spatial arrangement of functions orients glazing to the north and utilizes overhangs and strategic plantings to shade the glazing to the southeast. A roof plaza was created to provide opportunity to enjoy the view of the mountains and weather. Colors for the structure are warm and

natural with plantings providing native contrast and interest across the seasons. The roof structures at the hangar and at the canopies are designed for the future addition of solar panels to further capitalize on the conditions at the site.

*d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and*

**Response:** Not applicable to this project, as the site is not considered Environmentally Sensitive Land.

*e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.*

**Response:** Not applicable to this project, as site is not located in the Historic Property Overlay District.

*3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*

**Response:** All traffic circulation, parking, loading areas and pedestrian ways have been designed for safety and convenience, meeting City of Scottsdale design standards.

*4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

**Response:** All mechanical equipment and utilities are screened by parapet or screen walls which are integrated into the building design or by landscaping.

*5. Within the Downtown Area, building and site design shall:*

*a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*

**Response:** Not applicable to this project, as the project is not located within the Downtown Area.

*b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*

**Response:** Not applicable to this project, as the project is not located within the Downtown Area.

*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;*

**Response:** Not applicable to this project, as the project is not located within the Downtown Area.

*d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and*

**Response:** Not applicable to this project, as the project is not located within the Downtown Area.

*e. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

**Response:** Not applicable to this project, as the project is not located within the Downtown Area.

*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;*

**Response:** This project is not required to provide artwork in accordance with the Cultural Improvement Program or Public Art Program.

*b. Location near pedestrian circulation routes consistent with existing or future development or natural features;*

**Response:** This project is not required to provide artwork in accordance with the Cultural Improvement Program or Public Art Program.

*c. Location near the primary pedestrian or vehicular entrance of a development;*

**Response:** This project is not required to provide artwork in accordance with the Cultural Improvement Program or Public Art Program.

*d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*

**Response:** This project is not required to provide artwork in accordance with the Cultural Improvement Program or Public Art Program.

*e. Location in conformance to standards for public safety.*

**Response:** This project is not required to provide artwork in accordance with the Cultural Improvement Program or Public Art Program.

*B. The burden is on the applicant to address all applicable criteria in this section.*

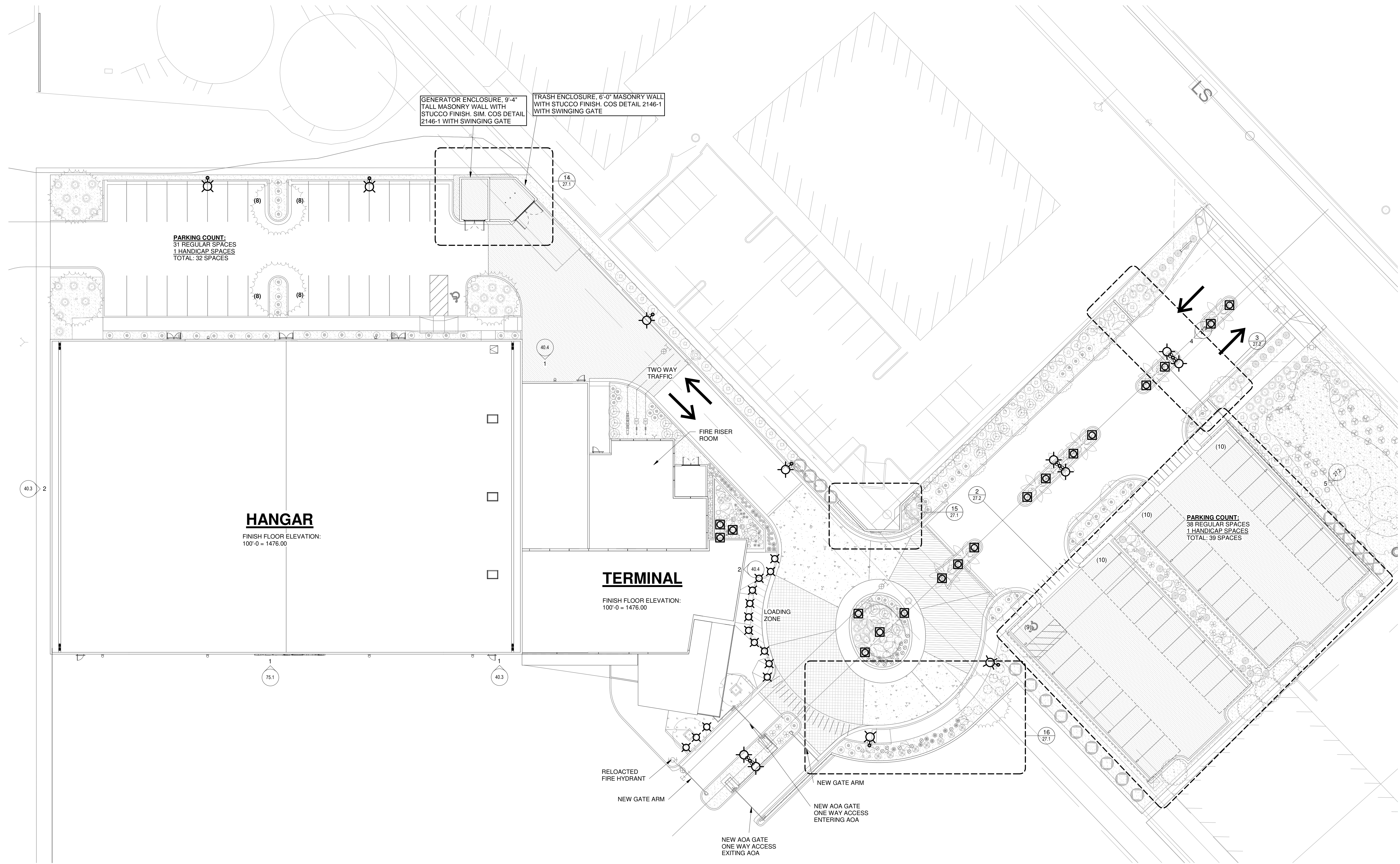
**Response:** Please see additional supporting information provided in this DRB submittal.

Sincerely,



Laurie Whitney, Project Architect

MEAD & HUNT, Inc.



**JET AVIATION  
PROJECT CACTUS**

7819 E GREENWAY ROAD  
SCOTTSDALE, AZ 85260

ISSUED  
12/20/21 DRB SUBMITTAL

NOT FOR CONSTRUCTION

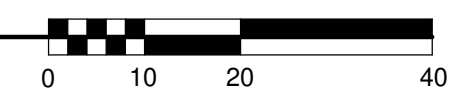
MSH NO.: 2886300-210801.01  
DATE: December 20, 2021  
DESIGNED BY: LW  
DRAWN BY: KEL, CSD  
CHECKED BY: SW

DO NOT SCALE DRAWINGS

SHEET CONTENTS  
SITE PLAN

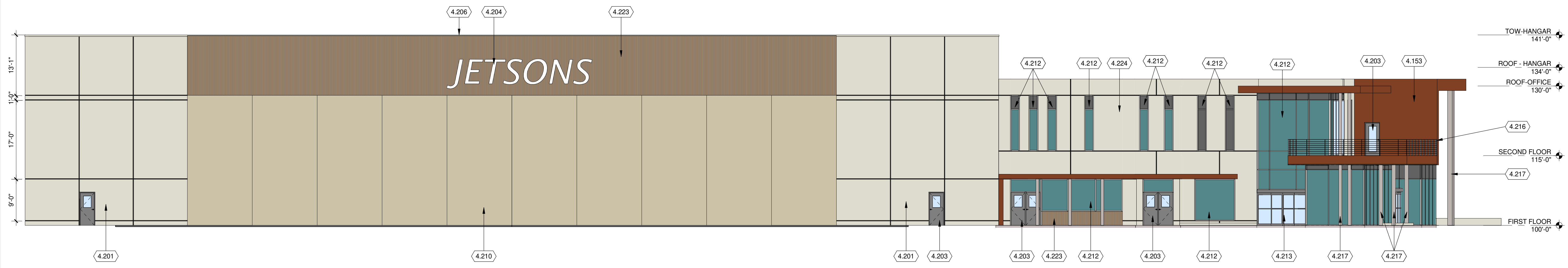
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TRUE PLAN NORTH NORTH  
**1 SITE PLAN**  
1" = 20'-0"

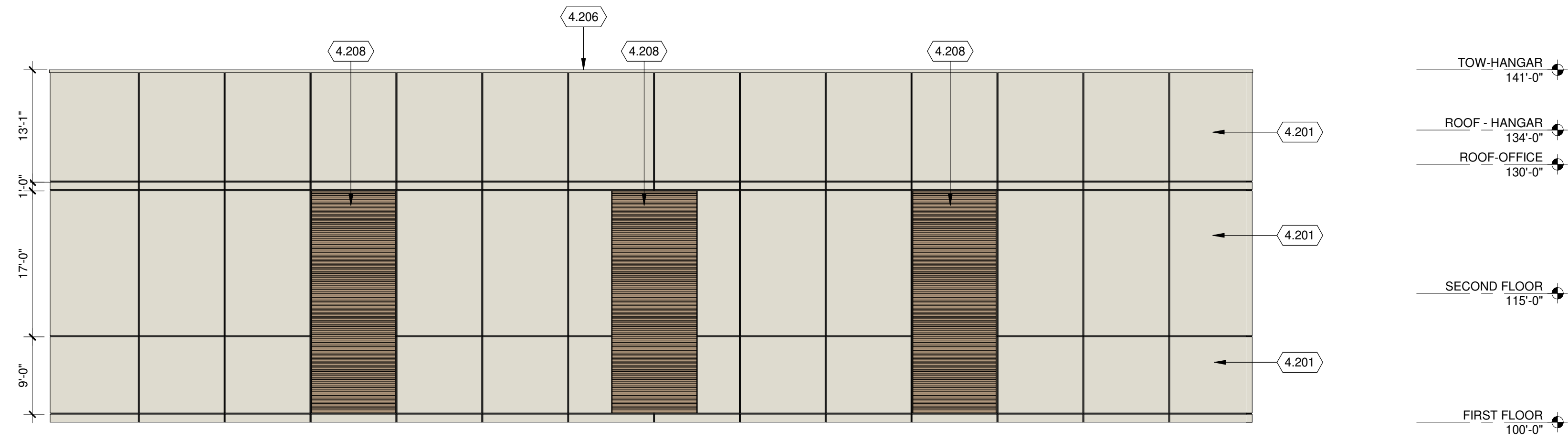


ALL ADJACENT PARCELS ARE ZONED I-1

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**1 EAST ELEVATION**  
3/32" = 1'-0"



**2 SOUTH ELEVATION**  
3/32" = 1'-0"

**KEYED NOTES**

- 4.153 WOOD LOOK METAL PLANK, MP-3
- 4.201 TILT UP CONCRETE PANEL, COLOR PT-1. SEE EXTERIOR FINISH SCHEDULE.
- 4.203 HOLLOW METAL EXTERIOR DOOR, MP-2. SEE EXTERIOR FINISH SCHEDULE.
- 4.204 LED ILLUMINATED CHANNEL LETTER SIGNAGE.
- 4.206 METAL PARAPET CAP FLASHING
- 4.208 INTAKE LOUVERS, MP-2.
- 4.210 SLIDING HANGAR DOOR, COLOR MP-1
- 4.212 ALUMINUM WINDOW W/INSULATED GLAZING & SPANDREL, COLOR GL-1. SEE EXTERIOR GLAZING SCHEDULE FOR GLASS TYPE.
- 4.213 ALUMINUM AUTOMATIC SLIDING ENTRANCE SYSTEM WITH EMERGENCY BREAK AWAY PANELS.
- 4.216 GUARDRAIL
- 4.217 COLUMN, COLOR CC-1
- 4.223 METAL PANEL, COLOR MP-2. SEE EXTERIOR FINISH SCHEDULE.
- 4.224 STUCCO, COLOR PT-1

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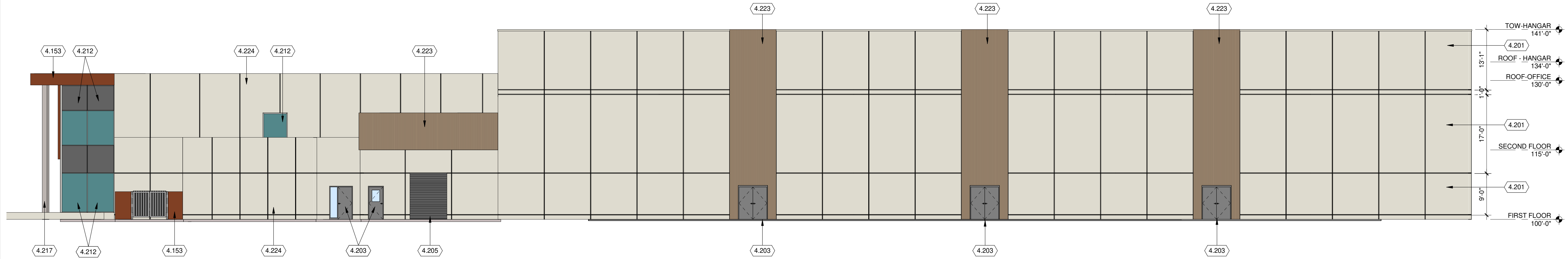
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ELEVATIONS -  
COLOR

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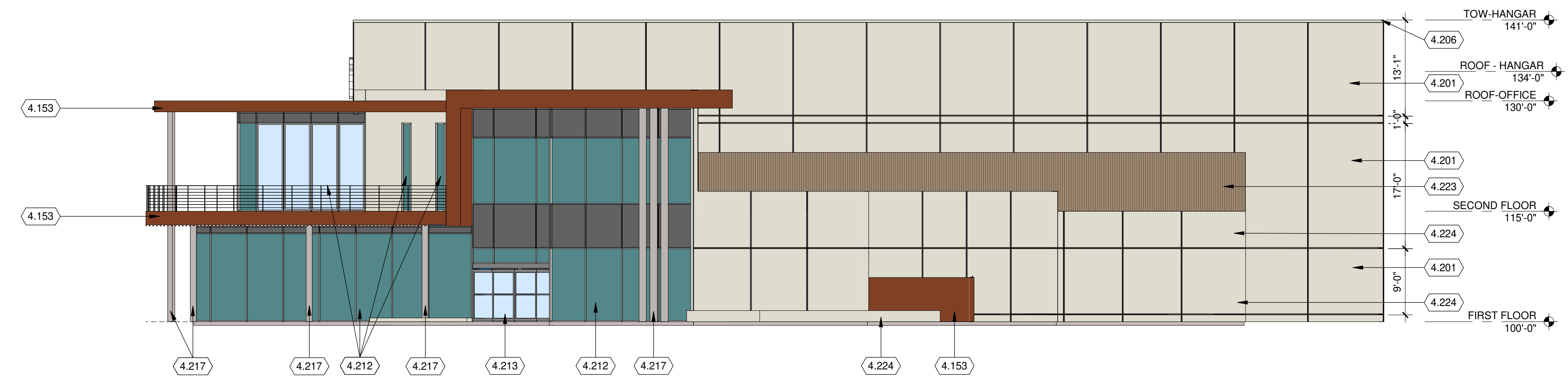


**1 WEST ELEVATION**  
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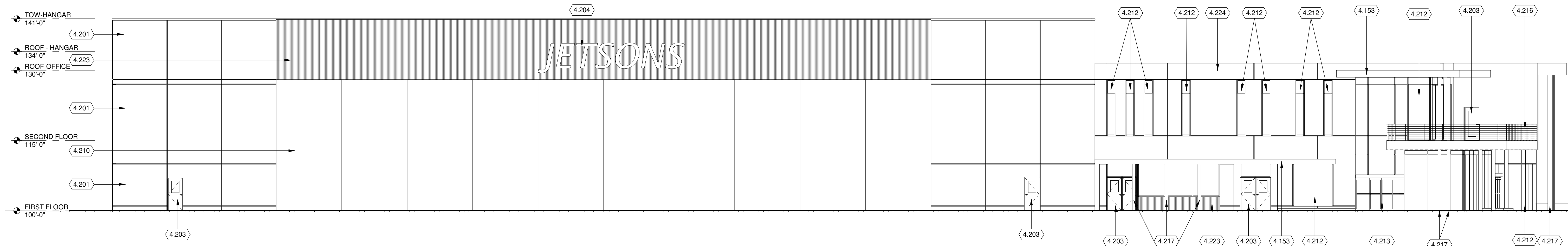
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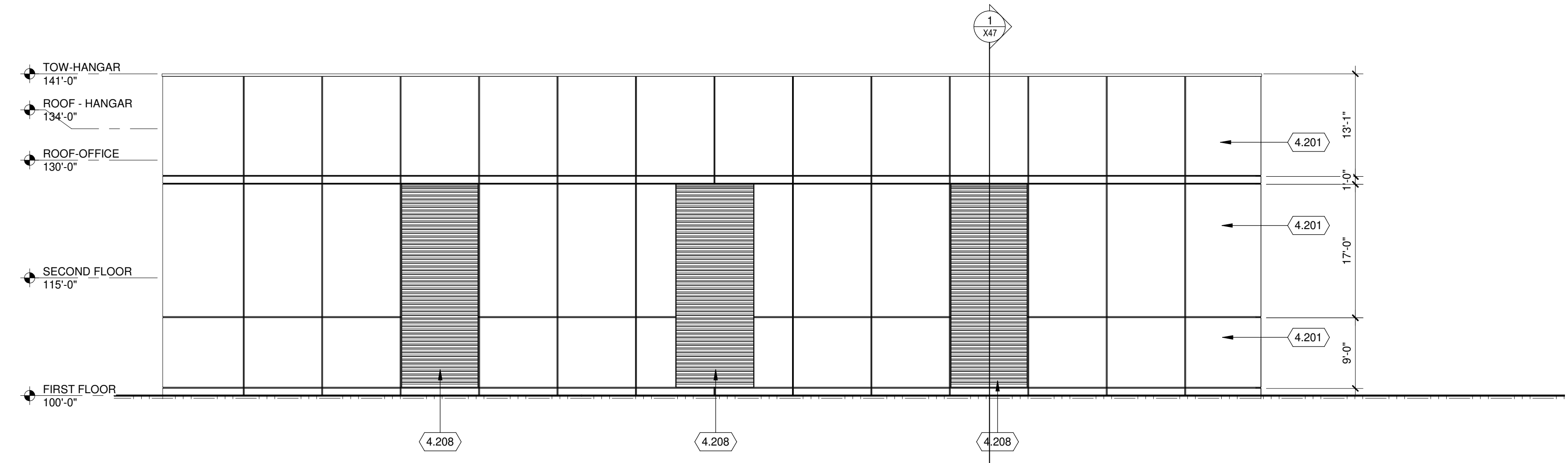
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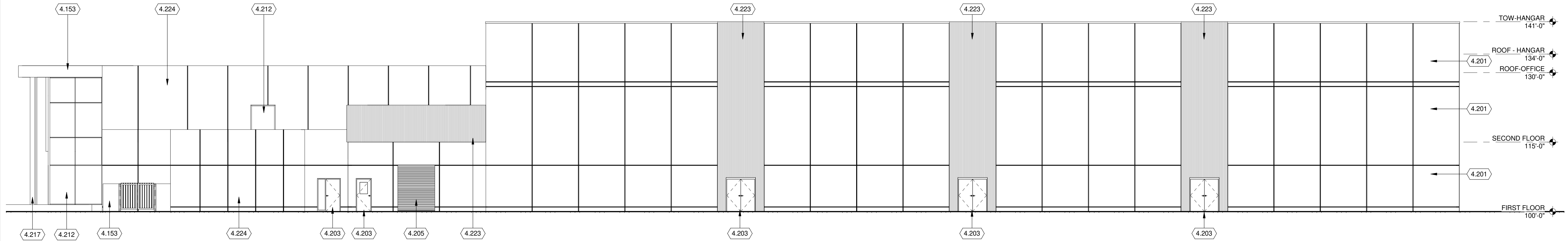
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**40.3**

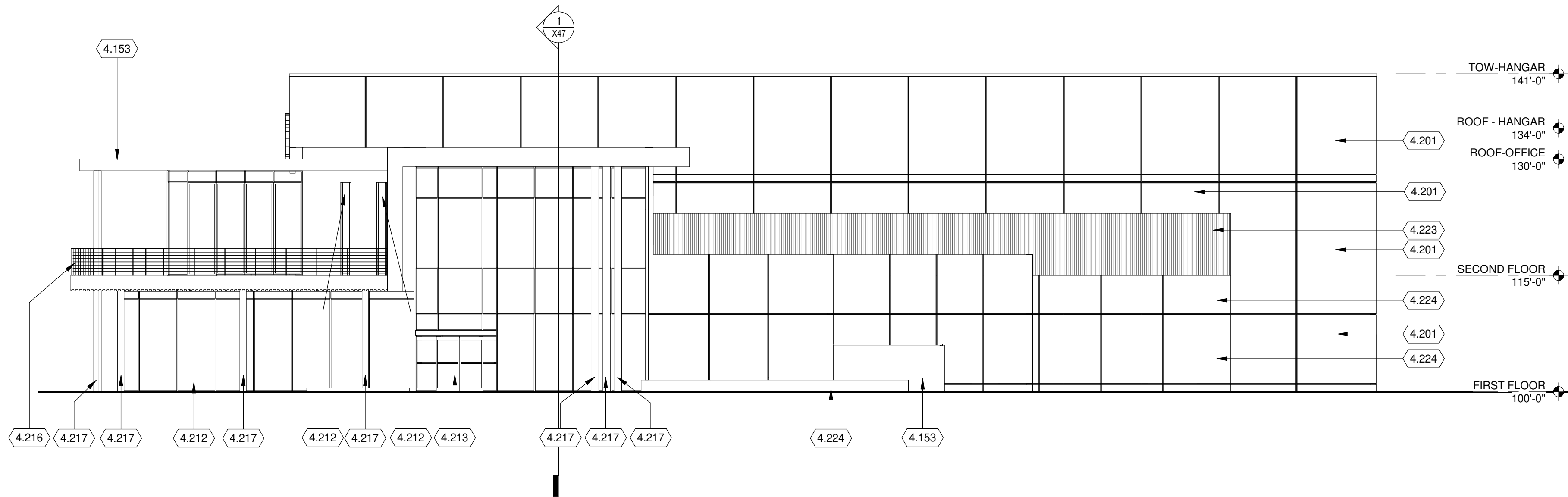
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**40.4**