

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

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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. 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.

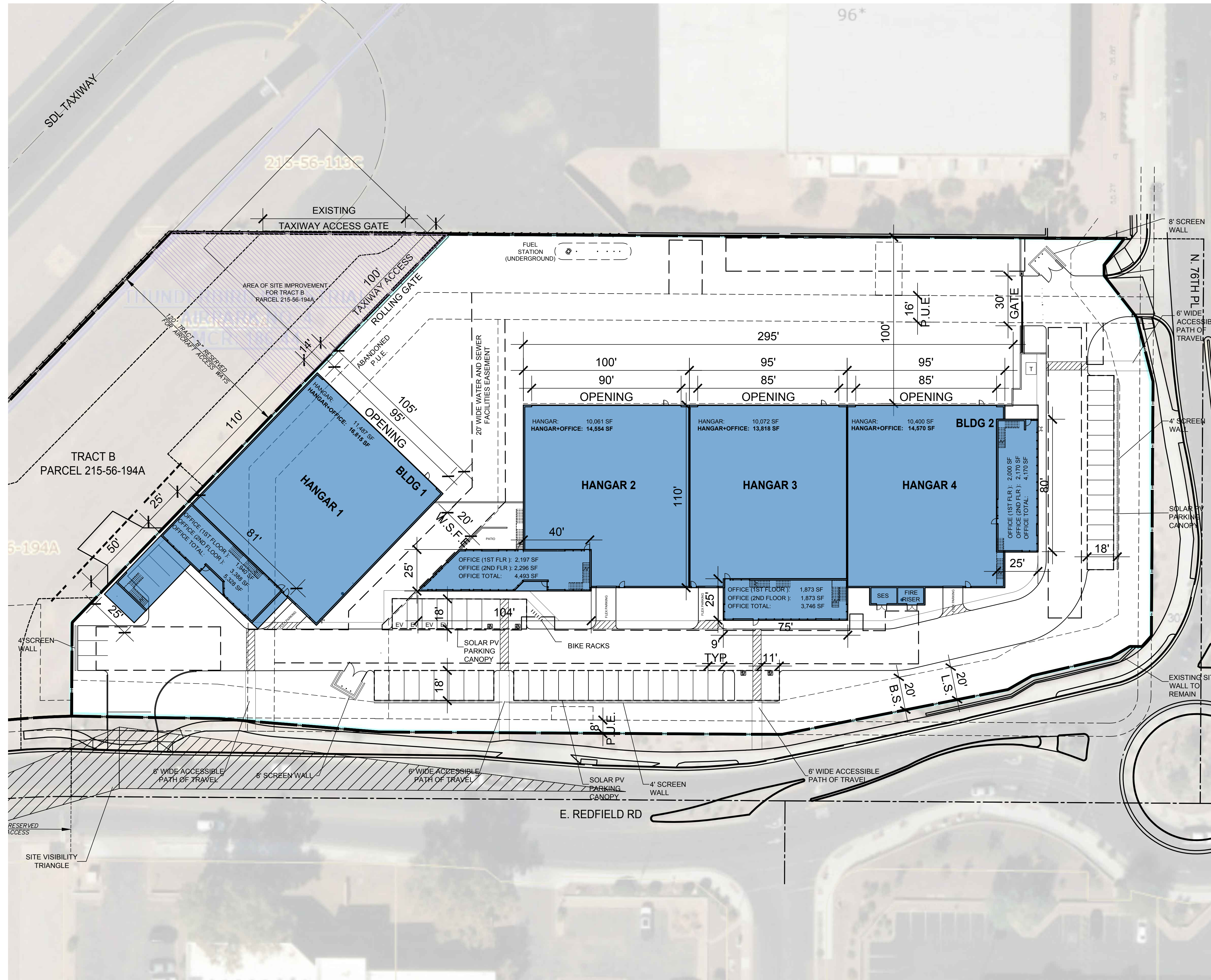
The Owner is proposing to install an underground on-site private fuel system in the aircraft staging area. The team has engaged Complete Aviation Fuel System to assist in the layout and design of the fuel system. To utilize a shared fuel system, the Owner will 'Condominiumize' the hangars and have a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

Sincerely,
Dan Richardson

Dan Richardson, AIA, NCARB, LEED AP BD+C
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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



SITE PLAN
SCALE: 1" = 30'-0"

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)
TRACT B	45,325 S.F. (1.041 ACRES)
LOT + TRACT B	206,082 S.F. (4.73 ACRES)
F.A.R.	59,757 SF/206,082 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
HANGAR 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
HANGAR 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
HANGAR 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
HANGAR 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

STANDARD PARKING PROVIDED	51 STALLS
ACCESSIBLE PARKING PROVIDED	4 STALLS
TOTAL PARKING PROVIDED	55 STALLS
BIKE RACKS REQUIRED (1 PER 10 STALLS)	6 STALLS
BIKE RACKS PROVIDED	6 STALLS

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

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

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

OWNER/DEVELOPER:
Brian Regehr
480.355.4227
bregehr@wsgpp.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

SITE PLAN

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

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

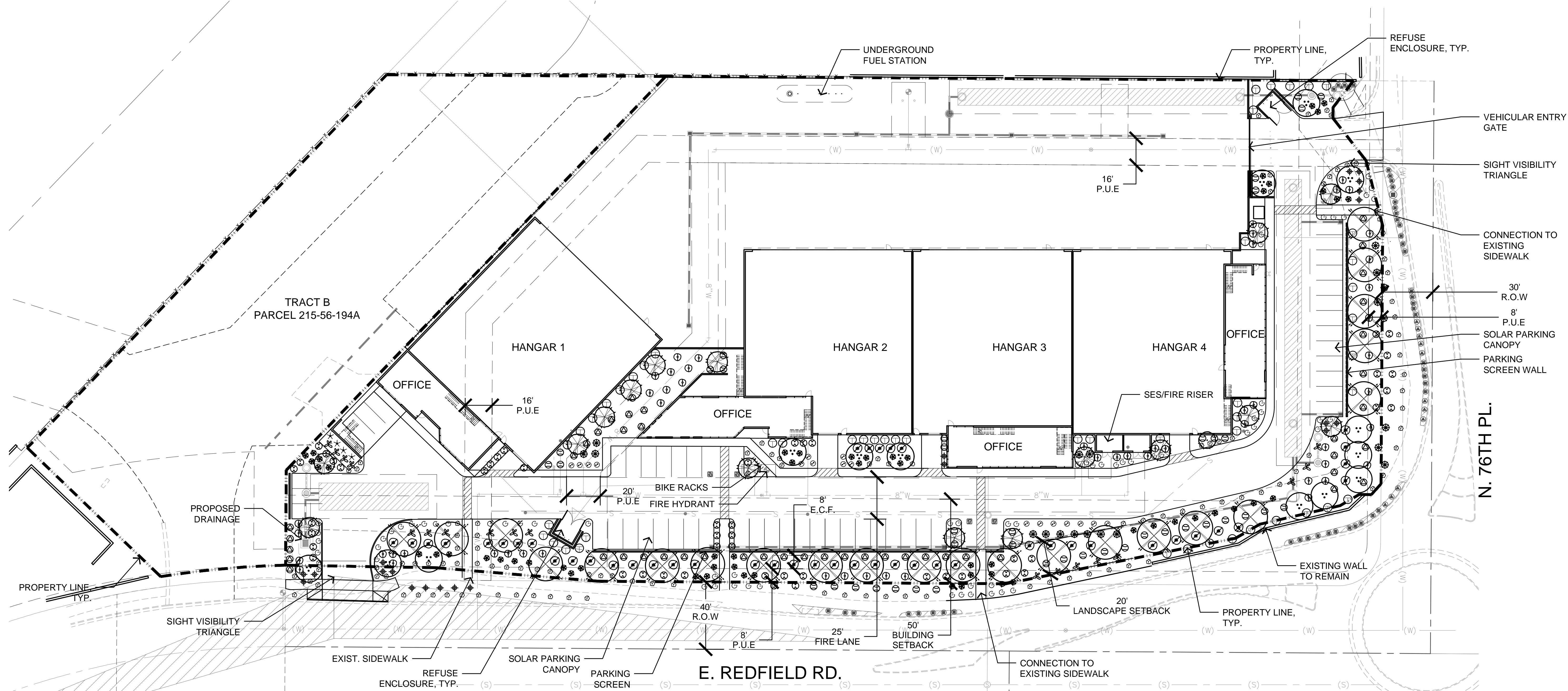
SHEET
024a



EXPIRES 06 / 30 / 2025

PRELIMINARY NOT FOR CONSTRUCTION

LANDSCAPE IMPROVEMENTS
SKYPORT AT REDFIELD
 7600. E. REDFIELD RD SCOTTSDALE, ARIZONA 85260



GENERAL NOTES

1. Conceptual landscape plan is schematic in nature. At the time of landscape construction drawings actual locations, quantities, sizes, and species shall be determined and will be per city codes.
2. All trees used within this project shall be nursery grown or salvaged from on site. Exact locations and quantities shall be determined on landscape construction drawings.
3. All landscape areas shall receive an automatic irrigation system.
4. All plant material shall be installed per city requirements. Plant material installed within sight distance triangles shall be of a species that does not grow to a height of more than 30" and shall be maintained per city requirements.
5. All non-turf areas shall receive a 2" depth of decomposed granite.
6. The retention shown on the plans is conceptual in nature. Refer to the engineering plans for actual grading and drainage configurations.
7. All earthwork will be done to drain away from sidewalks and structures.
8. Additional plant material may be introduced as different varieties become available through local nurseries and if they are consistent with the overall theme of this project.
9. Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least four feet from any walkways or parking area curbing. Refer to Section 2-1.501.L of the DSPM.

AREA CALCS

Right-Of-Way Landscape Area:	7,929 S.F.
Parking Lot Landscape:	7,087 S.F.
On-Site Landscape Area:	21,089 S.F.

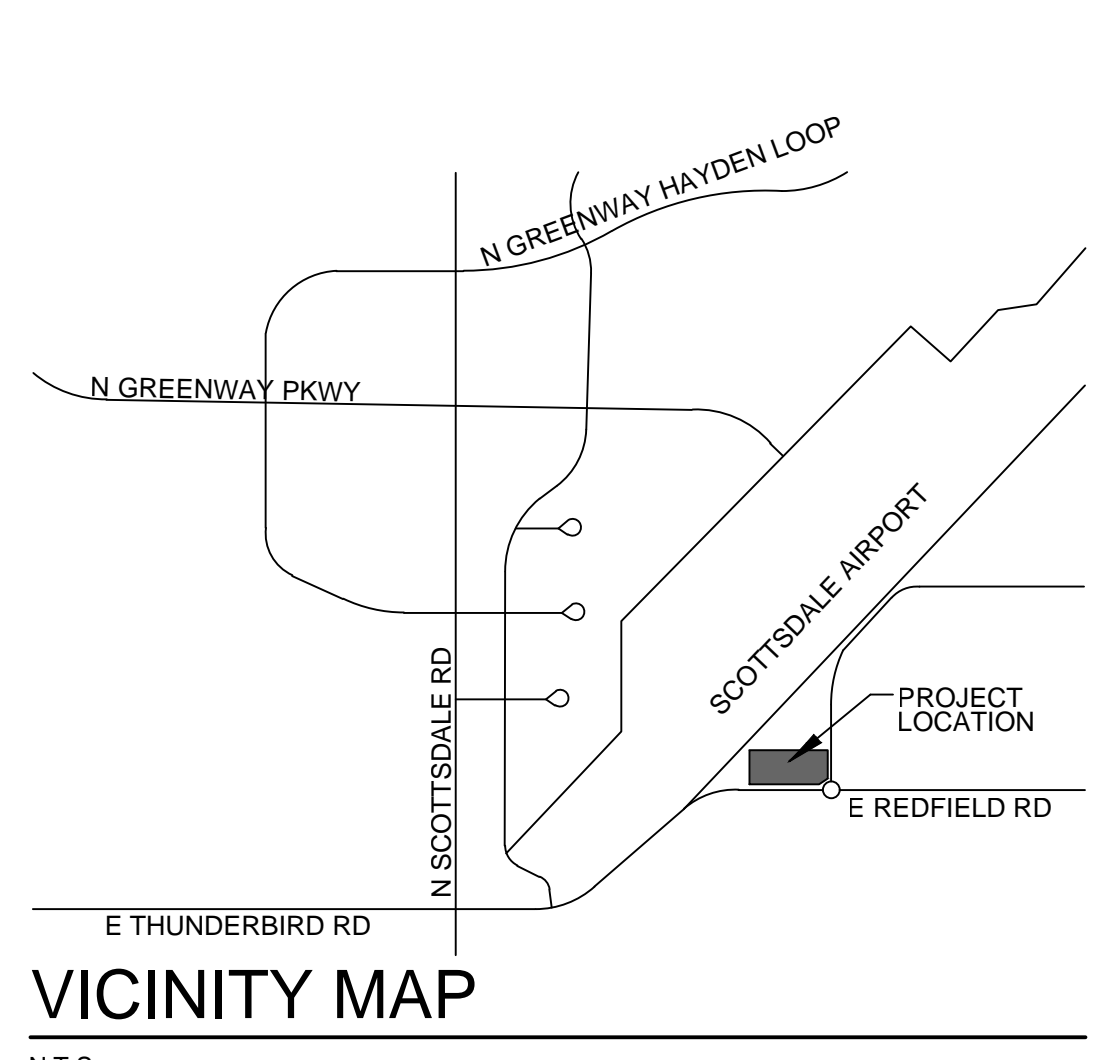
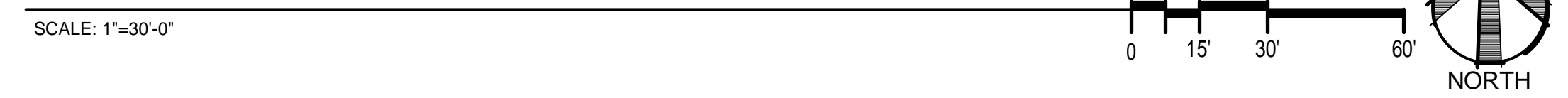
WATER INTENSIVE LANDSCAPE CALCULATIONS	
PERMITTED	PROVIDED
(9,000 S.F. x 0.10) + (17,350 S.F. x 0.05) = 1,767.5 S.F.	(0 X 17,350) = 0 S.F.

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
	<i>Quercus virginiana</i>	Southern Live Oak	24" Box 1.5" Caliper	16	Standard Trunk Dense Canopy
	<i>Chitalpa tashkentensis</i>	Southern Chitalpa	24" Box 1.5" Caliper	14	Multi-Trunk Dense Canopy
	<i>Prosopis 'Rio Salado'</i>	Rio Salado Mesquite	24" Box 1.5" Caliper	23	Multi-Trunk Dense Canopy
	<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	24" Box 1.5" Caliper	1	Multi-Trunk Dense Canopy
	Existing Tree	To remain and be protected during construction			
ACCENTS/VINES					
	<i>Agave desmetiana 'Variegata'</i>	Variegated Smooth Agave	5 Gal.	58	As Per Plan
	<i>Dasyliroton acrotichum</i>	Green Desert Spoon	5 Gal.	20	As Per Plan
	<i>Fouquieria splendens</i>	Ocotillo	5 Gal.	4	As Per Plan
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal.	21	As Per Plan
	<i>Opuntia santa-rita</i>	Santa Rita Prickly Pear	5 Gal.	18	As Per Plan
	<i>Yucca elata</i>	Soaptree Yucca	5 Gal.	0	As Per Plan
SHRUBS					
	<i>Bougainvillea x hybrid 'Torch Glow'</i>	Torch Glow Bougainvillea	5 Gal.	45	As Per Plan
	<i>Leucophyllum frutescens 'Green Cloud'</i>	Green Cloud Sage	5 Gal.	46	As Per Plan
	<i>Russelia equisetiformis Coral</i>	Coral Fountain	5 Gal.	49	As Per Plan
	<i>Tecoma x Lydia</i>	Lydia Tecoma	5 Gal.	55	As Per Plan
	<i>Ruellia peninsularis</i>	Baja Ruellia	5 Gal.	40	As Per Plan
	<i>Tecoma Orange Jubilee</i>	Orange Jubilee	5 Gal.	50	As Per Plan
	Existing Shrub	To remain and be protected during construction			
GROUND COVERS					
	<i>Convolvulus cneorum</i>	Bush Morning Glory	1 Gal.	17	As Per Plan
	<i>Eremophila maculata</i>	Outback Sunrise	1 Gal.	113	As Per Plan
	<i>Lantana montevidensis</i>	Purple Trailing Lantana	1 Gal.	64	As Per Plan
	Existing Ground Cover	To remain and be protected during construction			
MISCELLANEOUS					
	DG	Decomposed Granite - 1/2" Screened Mahogany or Equal - 2" Depth in All Planting Areas (Typ) - +/- 36,105 S.F.			
		Existing Landscape to Remain			

Note: * 1. Indicates species not on the Arizona Department of Water Resources "Low Water Use Plant List"
 2. Fifty percent (50%) of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box-size for that caliper in the plant palette, based on the provisions within Section 10.501.B of the Zoning Ordinance.

CONCEPTUAL LANDSCAPE PLAN



Conceptual Landscape Plan

DESIGNED BY:	HR/MD
DRAWN BY:	HR
CHECKED BY:	PV/MD
DATE:	May 3, 2024
REVISIONS:	June 17, 2024 City Comments