

Date: March 17, 2026

To: Ruth Klein, City of Hillsboro

From: Emily Sandy, 503-317-3548

Re: **Case File No. DR-044-25 Sky Harbour Hangars**

This memo describes changes submitted in response to comments from the first review cycle of the above-referenced application. Changes are summarized below.

1. **Revised Trip Generation Memorandum-(Document Ex G).** Revisions addressing comments from Joseph Auth have been addressed. Any text in the narrative is superseded by this updated memorandum.
2. **Revised Stormwater Management Report-(Document Ex F).** Revisions addressing changemark are submitted.
3. **Revised Fire Access-Civil Plans (Drawings 010-024) and Landscape Plans (Drawings 052-057).** To resolve fire access issues, the driveway between hangars 4 and 5 has been increased to 26-feet wide where it extends north from the parking area in front of hangar 4. As the driveway rounds the corner of hangar 5, it tapers down to 20-feet wide. These plans have been reviewed by Mike Mahar.
 - This results in the loss of 480 square feet of landscaped area within the 35-foot front setback. This loss of area is negligible in terms of the requested adjustments related to landscaping in the front setback. The approval criteria for the adjustments is still met, with the reduction of 480 square feet of landscaping.
 - Landscaped area lost by the increased driveway width is replaced on the north side of the GSE building which is adjacent to hangar 5. The overall site landscaped area remains at 15.1%
4. **Revised Exterior Elevations-Exterior Elevations (Drawings 042-044, 050-051), Materials and Cutsheets (Document Ex J C.8), and Renderings (Document Ex I).** Exterior elevations are revised. Revised information on materials and revised renderings are also submitted. The changes include:
 - The upper roofs have been changed to a shed roof with a slight slope. The new height building height to the highest part of the shed roof is 40'7"; still within the height limit.
 - The primary construction type has been changed to tilt-up with the following materials. Please see elevation drawings and materials exhibit for locations.
 - Textured concrete
 - Fluted formliner
 - Splitface formliner
 - Anodized aluminum at canopies and arches over doors.
 - The window area on the parking-facing facades (and thus the façade facing NE Brookwood Parkway) is increased.
 - The number of pedestrian doors on the parking facing-facades (and thus the façade facing NE Brookwood) are decreased. The remaining pedestrian doors still enter onto tenant suite areas that will be built out by specific tenants once leased. There is no change to the corresponding pedestrian accessways.

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- The number of overhead doors for aircraft maneuvering and equipment access on the parking-facing facades (and thus the façade facing NE Brookwood) are decreased.
 - There is no change to the location of the corresponding pedestrian accessways.
 - The changes do not affect approval development standards. The increase in windows and the increased differentiation of materials on the NE Brookwood facing façade is a positive contribution to the approval criteria for requested Adjustments.