DRONE PARK

Affinity Park™

A multi-purpose complex for entertainment, recreation, co-working, conference, research, learning, and games, focused on r/c vehicles and drones.

The original concept for the Affinity Park™ stemmed from interest to create one place for a broad spectrum of enthusiasts, hobbyists, and competitors to operate radio controlled vehicles and drones in an enriched and safe environment.

The Affinity Park™ plays an integral role in this emerging recreational and enterprise space as a place for public and private to converge over the mutual affinity for all things drone and R/C related. The Affinity Park™ will play host to hobbyists and professional pilots alike whether on one of its quad agility or fixed wing courses, F1 race tracks, or off-road hill climbs.

Appearing in all shapes and sizes, in the air, on the ground and even underwater, drones and other remote controlled vehicles (R/C) make a up a market estimated to be worth over $127 Billion by 2020. The FAA predicts an estimated 7 million consumer (4.3 million) and commercial (2.7 million) drones shipped by 2020 in the US (35% of world markets) alone followed closely by Europe (30%) and China (15%).

Augmenting the pilot's stay at the Affinity Park™ there will be maker spaces and master classes covering everything from drone design and construction to basic racing 101. In Phase 2, resort style hotel will be available on-site to provide lodging, entertainment and business services to its guests whether they are visiting with the family or competing in an international competition.

The Affinity Park™ will be a great place for families, with a wide range of activities varying in skill level from the Kid's Zone to the Expert's Arena. The Kid's Zone offers children of all ages a place to play with the most high-tech and enchanted toys available while being cared for by a skilled and experienced staff.

Affinity Park™ also operates as a co-working space and research park for startups or satellite, drone and aerospace research laboratories for nearby universities or private enterprise. It is our belief that the mingling of hobbyists, experts, and entrepreneurs on one site will support the kind of informal learning and community that will boost the Affinity Park™ to the top destination in drone tourism.

OUTDOOR ACTIVITIES

Car Racing

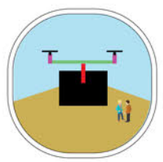
Rock Crawlers

Mud Pit

Boat Racing

Boat Launching

Paddle Boat Rental



Drone Free Flight

Drone Flying

Pilots Pit

Picnic Area

Green Area

Biking

INDOOR ACTIVITIES

Drone Flying

Private Events

Workshop

Training and testing

Meeting Areas

Resort

SERVICES

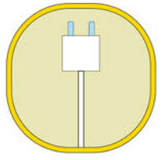
Drone Rental

Repair Shop

Gift Shop

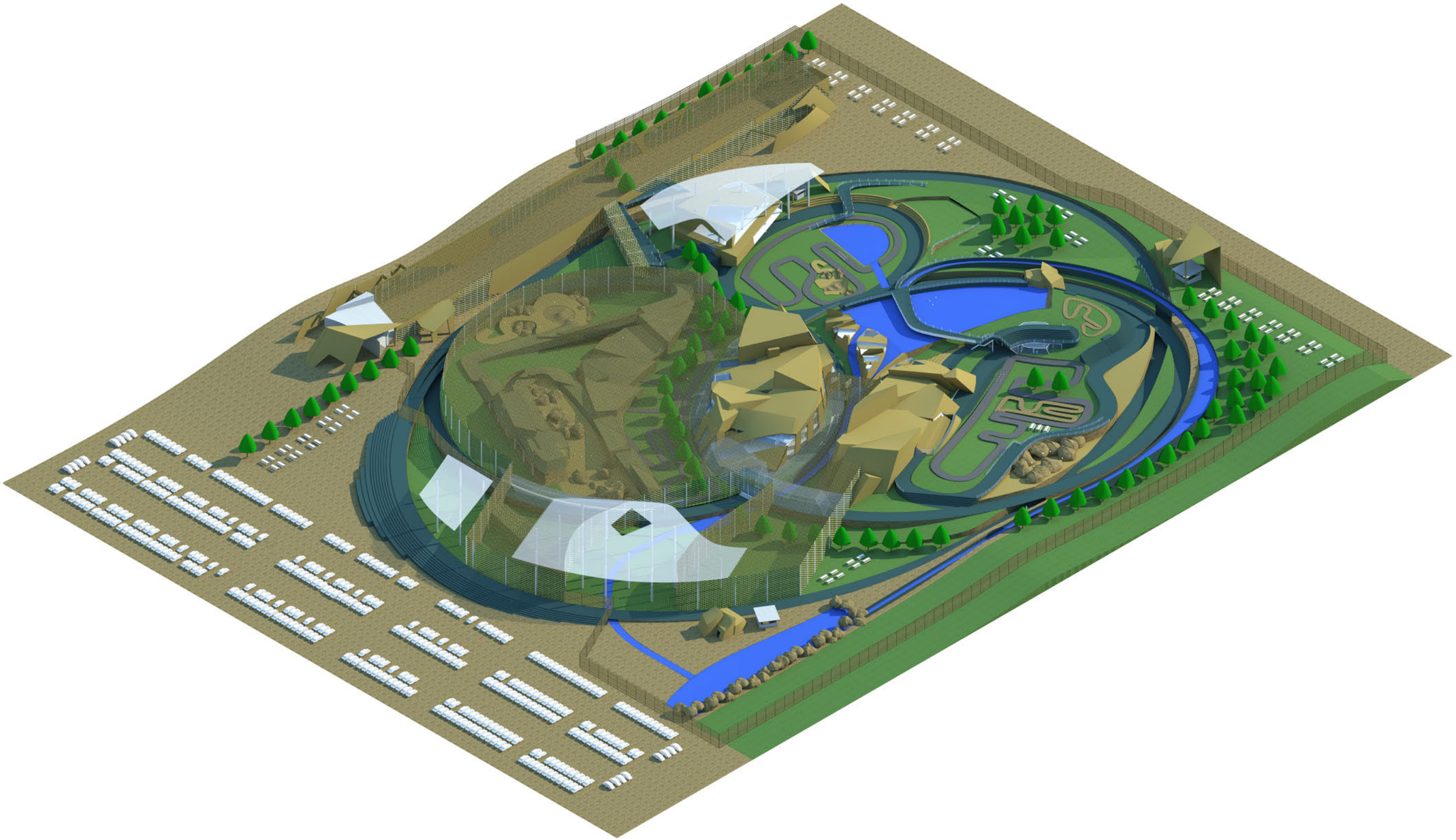
Restaurant

Restrooms/ Lockers

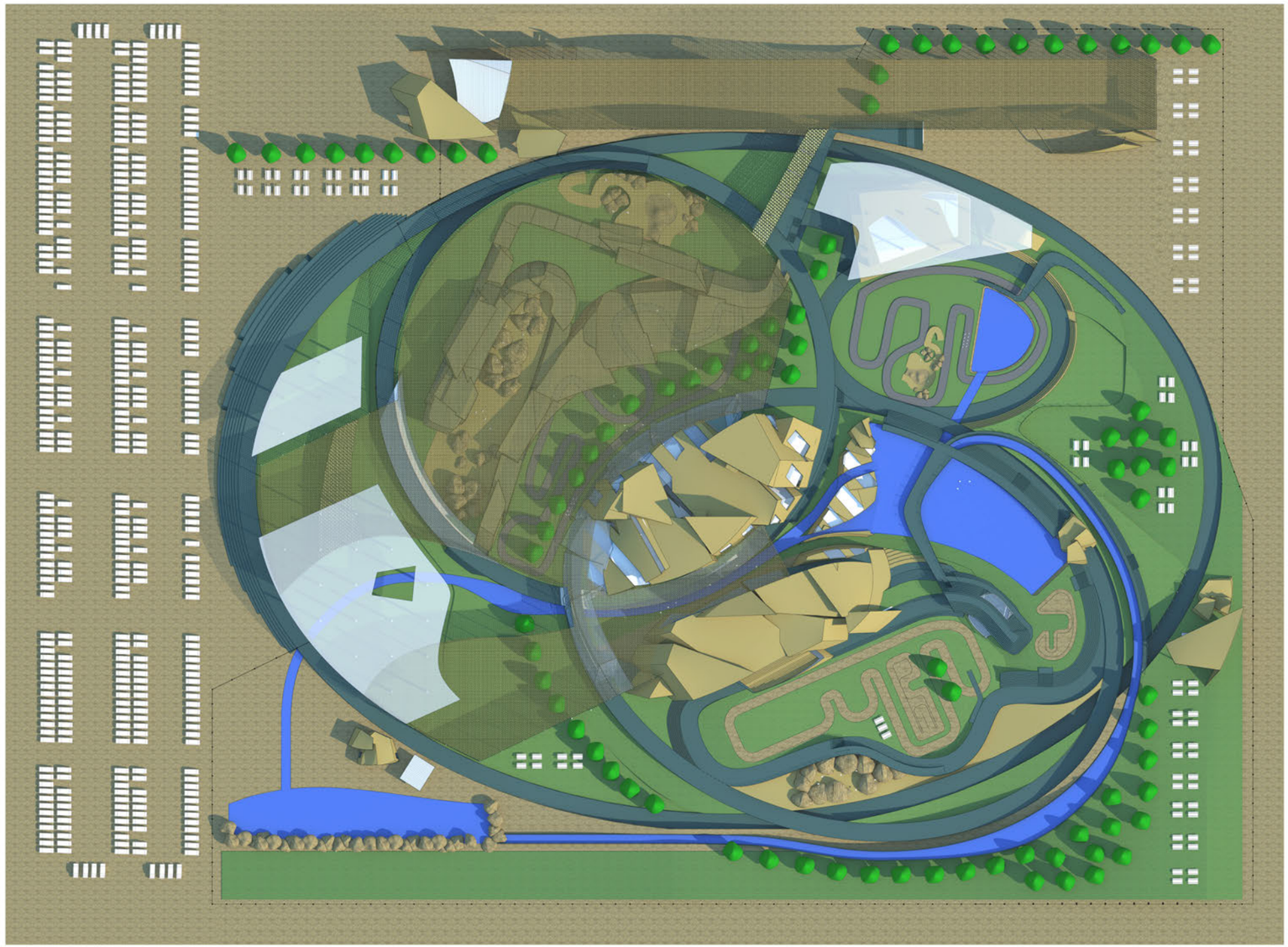


Charger Stations

Site Render. Axon

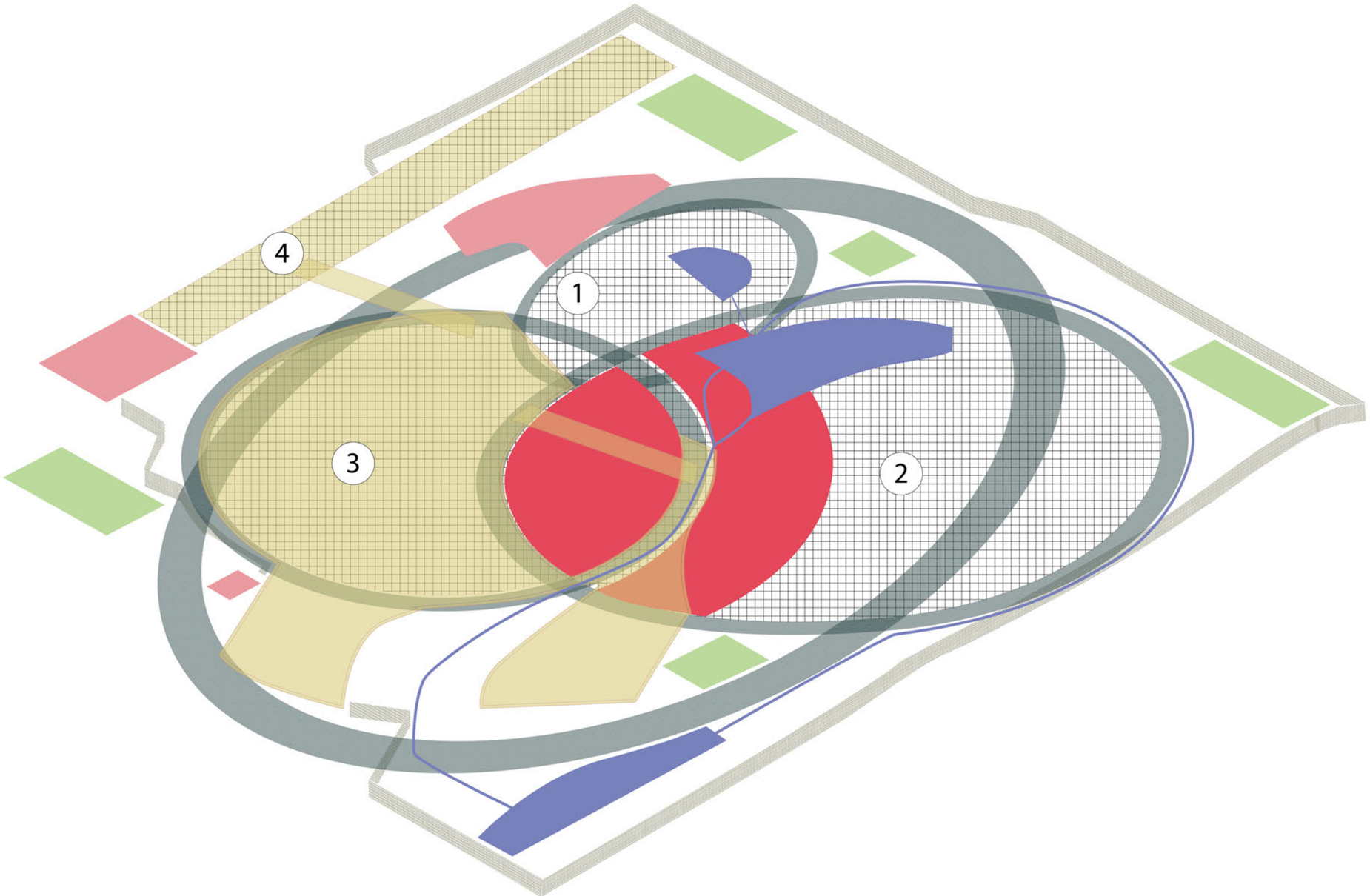


Site Render. Top View



Main Areas and Activities

1. Beginners
2. Intermediate
3. Experts
4. Fixed Wing



Courses

- 1 Beginners
- 2 Intermediate
- 3 Experts
- 4 Fixed Wing

Drones

- Main Space/ Canyon
- Secondary Spaces
- Fixed Wing

Village- Canyon

- Resort / Facilities
- Indoor Courses

Facilities

- Kids Facilities
- Fixed Wing Building
- Box Office

Water Network

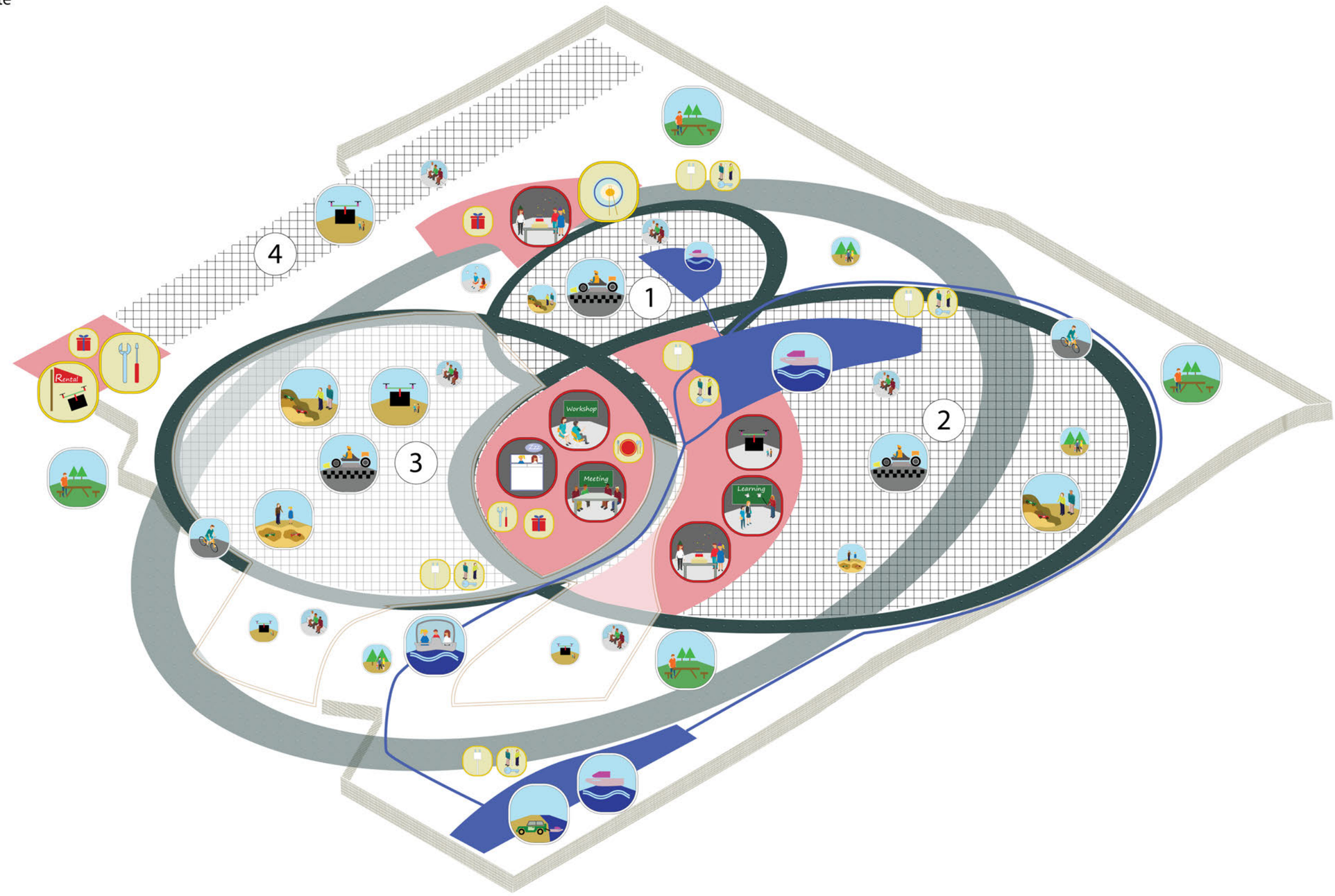
- Main Pond
- Secondary Pond
- Beach

Picnic Area

Primary Circulation

Main Areas and Activities

1. Beginners
2. Intermediate
3. Experts
4. Fixed Wing



OUTDOOR ACTIVITIES

- Car Racing
- Rock Crawlers
- Mud Pit
- Boat Racing
- Boat Launching
- Paddle Boat Rental
- Drone Free Flight
- Drone Racing
- Pilots Pit
- Picnic Area
- Green Area
- Biking

INDOOR ACTIVITIES

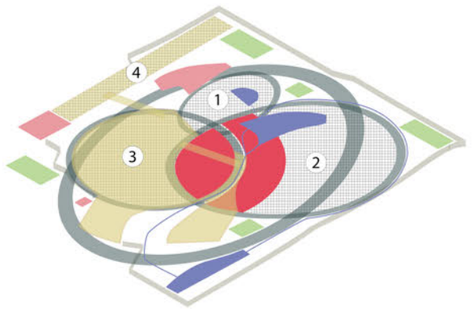
- Drone Flying
- Private Events
- Workshop
- Training and testing
- Meeting Areas
- Resort

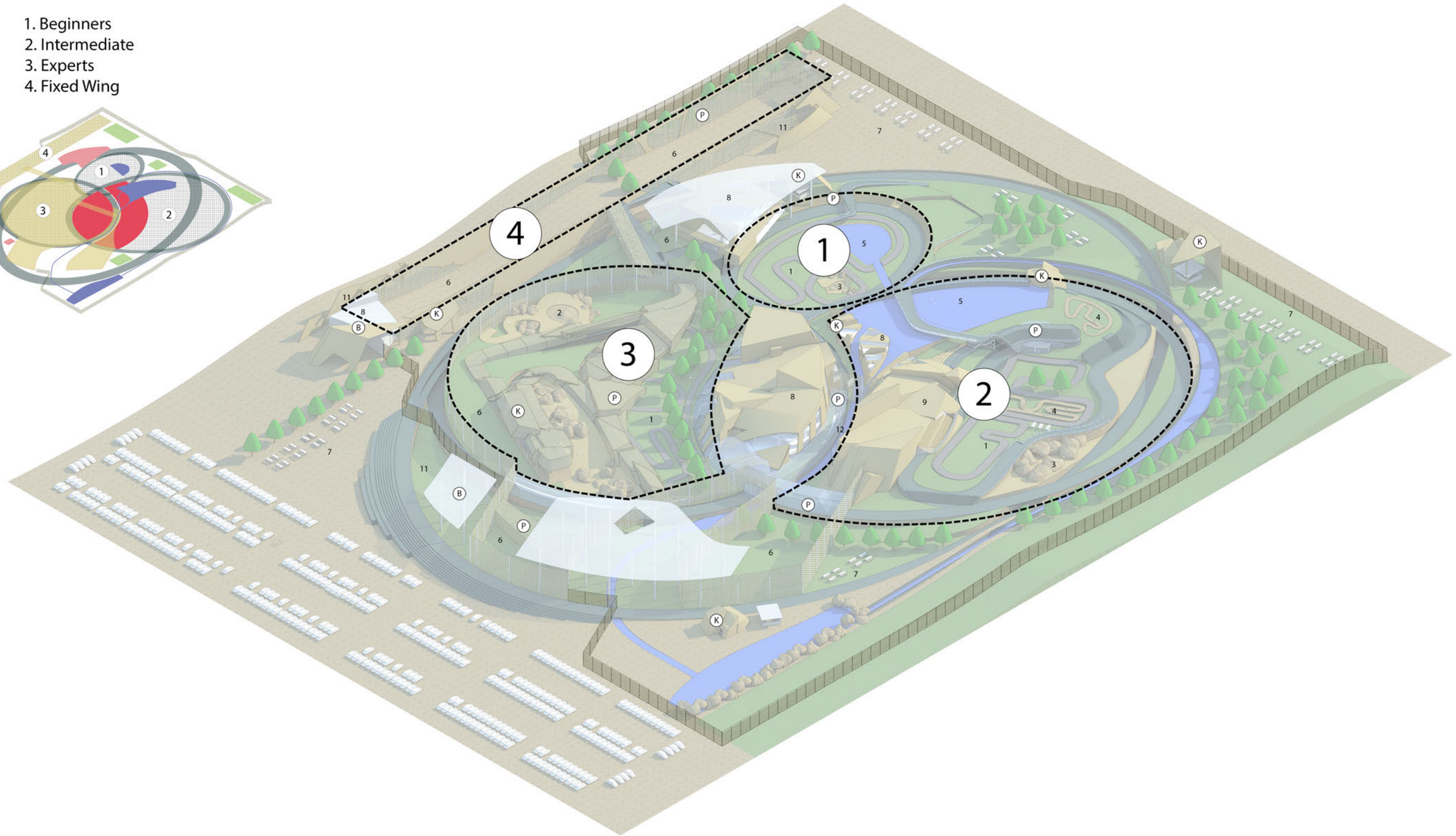
SERVICES

- Drone Rental
- Repair Shop
- Gift Shop
- Restaurant
- Restrooms/ Lockers
- Charger Stations

Courses and Levels of Expertise

1. Beginners
2. Intermediate
3. Experts
4. Fixed Wing





(1) Beginner

1. Racing Track
2. Mud Pit
3. Rock Crawlers
5. RC Boats
6. Drone Course
8. Facilities

(2) Intermediate

1. Racing Track
2. Mud Pit
3. Rock Crawlers
4. Game Course
5. RC Boats
6. Drone Course
7. Picnic Area
9. Indoor Courses
10. Pilots Pit
12. Canyon

(3) Experts

1. Racing Track
2. Mud Pit
3. Rock Crawlers
6. Drone Course

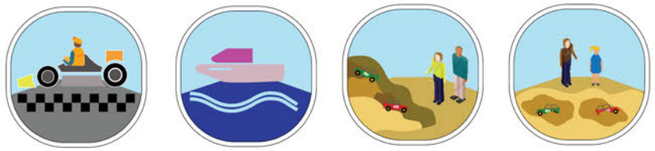
(4) Fixed Wing

6. Drone Course
8. Facilities
11. Staging

(K) -Kiosk
-Restrooms
-Lockers

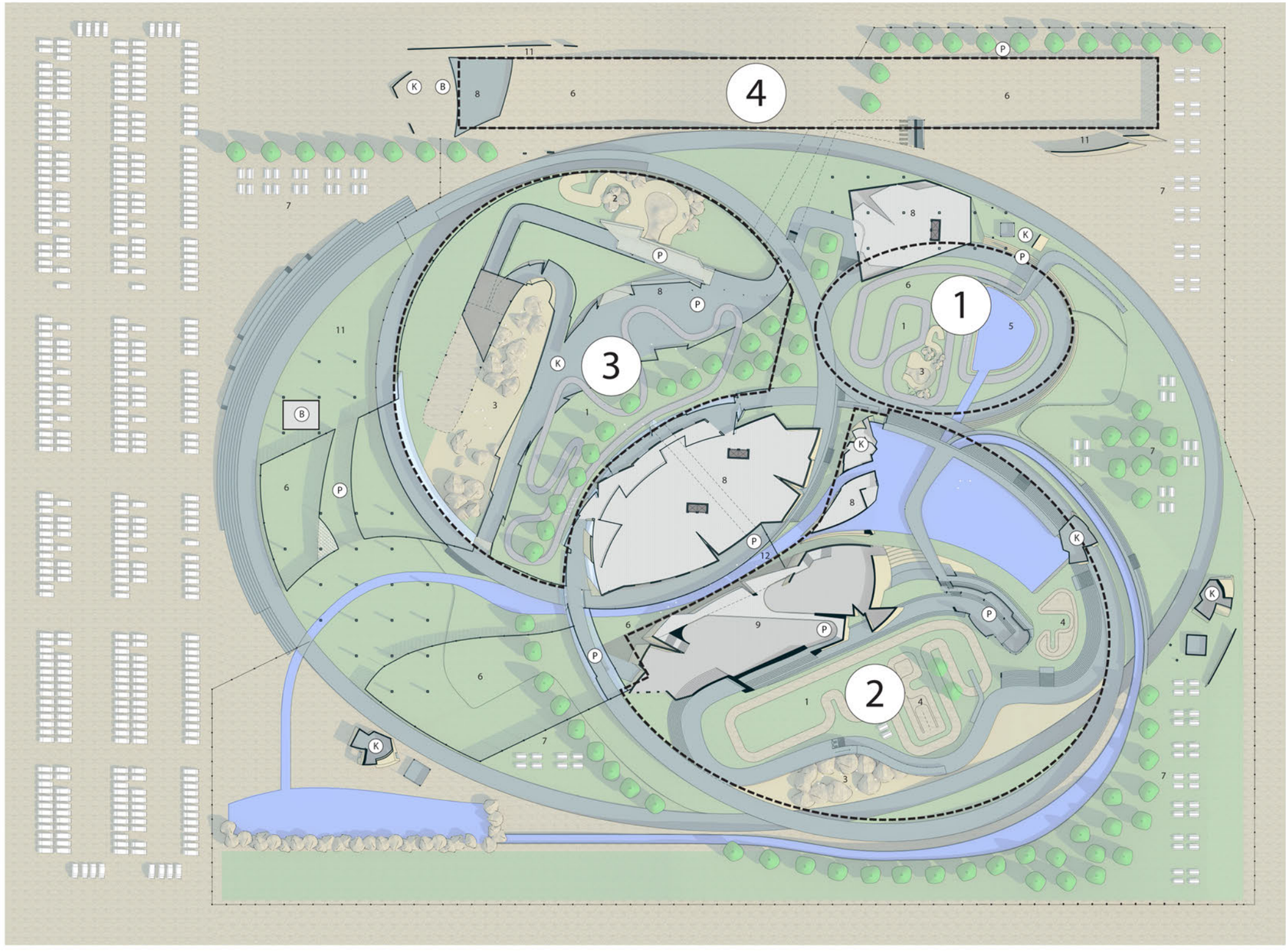
(P) Pilots Pit

(B) Box Office



Courses and Levels of Expertise

1. Beginners
2. Intermediate
3. Experts
4. Fixed Wing



1 Beginner

1. Racing Track
2. Mud Pit
3. Rock Crawlers
5. RC Boats
6. Drone Course
8. Facilities

2 Intermediate

1. Racing Track
2. Mud Pit
3. Rock Crawlers
4. Game Course
5. RC Boats
6. Drone Course
7. Picnic Area
9. Indoor Courses
10. Pilots Pit
12. Canyon

3 Experts

1. Racing Track
2. Mud Pit
3. Rock Crawlers
6. Drone Course

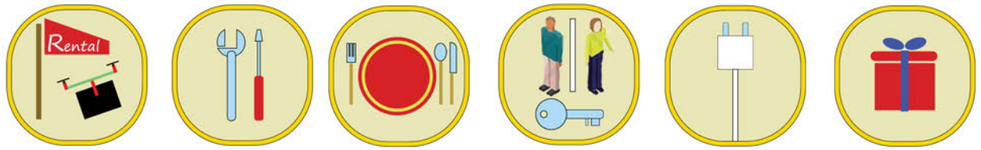
4 Fixed Wing

6. Drone Course
8. Facilities
11. Staging

(K) -Kiosk
-Restrooms
-Lockers

(P) Pilots Pit

(B) Box Office



Main Buildings. Dimensions

B1. Village-Canyon 1
B2. Village-Canyon 2
B3. Kids Facilities
B4. Fixed Wing
B5. Box Office

B1 Village- Canyon 1

- Store
- Renting
- Theater
- Meeting Rooms
- Restaurant
- Cafeteria
- Resort
- Workshops

= 4 levels, Floor Area 64,955 sf

B2 Village-Canyon 2

- Indoor Courses
- Training Facilities
- Administration
- Meeting Rooms
- Storage
- Food Court

= 2 levels, Floor Area 31,939 sf

B3 Kids Facilities

- Play Zone
- Cafeteria
- Movie Theater
- Workshops

= 3 levels, Floor Area 20,055 sf

B4 Fixed Wing

- Store
- Renting Facilities
- Repair Shop

= 1 level, Floor Area 3,800 sf

B5 Box Office

- Tickets
- Offices

= 1 level, Floor Area 4,222 sf

K

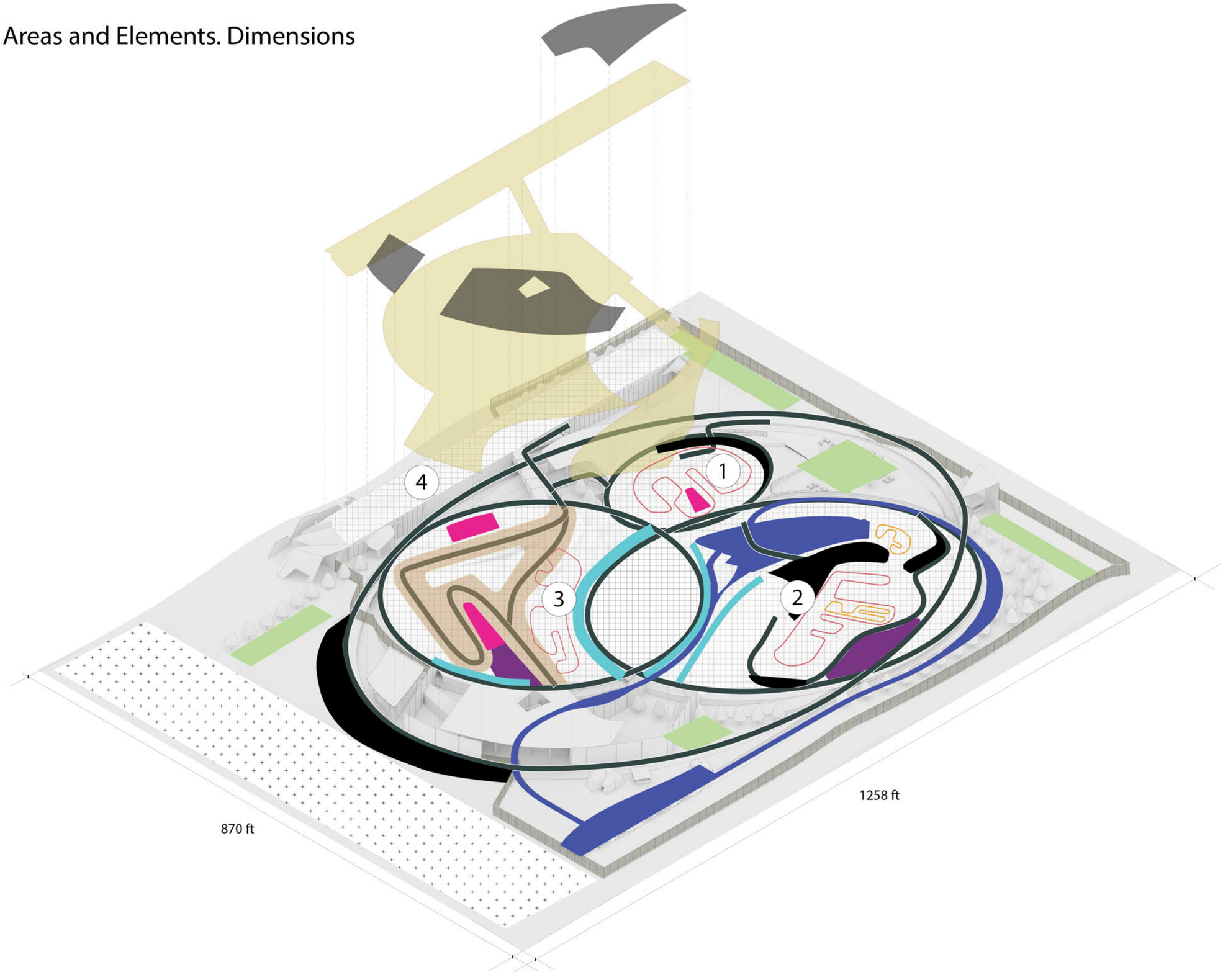
- -Kiosk
- -Restrooms
- -Lockers

= 3,164 sf, 5 kiosks, Floor Area 12,656 sf

GROSS Floor Area
137,627 sf = 12.6 %

SITE Area
1.094,460 sf = 25 acres

Main Areas and Elements. Dimensions



Courses

1 Beginners
41,978 ft

2 Intermediate
221,213 sf

3 Experts
180.345,5 sf

4 Fixed Wing
50,728 sf

Linear Track
11,724.9 ft

Water
59,127 sf

Exterior Fence
61,083 sf

Drone Net
285,129 sf

Pilots Net
75,511 sf

Canopy
53,748 sf

Built Landscape
36,910 sf

Picnic Area
45,546 sf

Protective Cover
50,339 sf

Mud Pit
14,104 sf

Rock Crawlers
12,819 sf

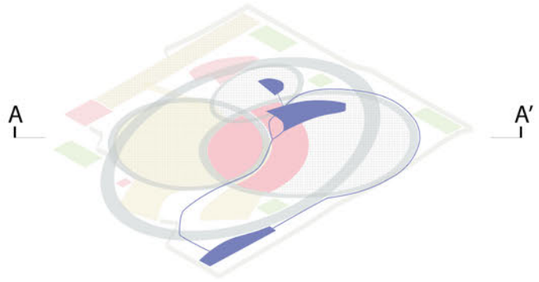
Parking
147,900 sf

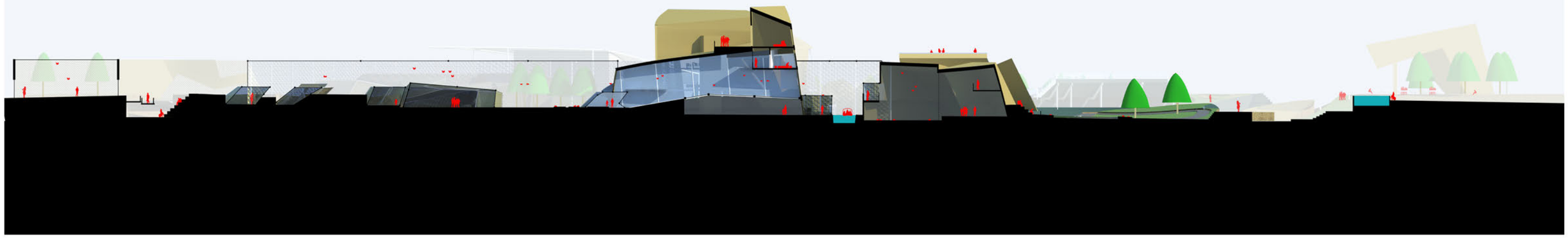
TABLE OF DIMENSIONS

SPACE		LENGHT (f)	AREA (sf)	TOTAL (sf)
Site				1,094,460
Buildings				137,627
	B1 Village - Canyon 1		64,955	
	B2 Village - Canyon 2		31,939	
	B3 Kids Facilities		20,055	
	B4 Fixed Wing		3,800	
	B5 Box Office		4,222	
	K Kiosks		3,164 (x5)	
Courses				494,272.5
	1 Beginners		41,987	
	2 Intermediate		221,213	
	3 Experts		180,345.5	
	4 Fixed Wing		50,728	
Drones			178,369	
Mud Pit			14,104	
Rock Crawlers			12,819	

SPACE		LENGHT (f)	AREA (sf)	TOTAL (sf)
Tracks				11,724.9
	On-Road	2,092.5		
	Off-Road	627.4		
	Pedestrian	9,005		
Water			59,127	
Exterior Fence			61,083	
Drone Net			285,129	
Pilots Net			75,511	
Canopy			53,748	
Built Landscape			36,910	
Picnic Area			45,546	
Protective Cover			50,339	
Fenestration			30,751.5	
Handrails		9,787		
Parking				147,900

LONGITUDINAL SECTION A-A’

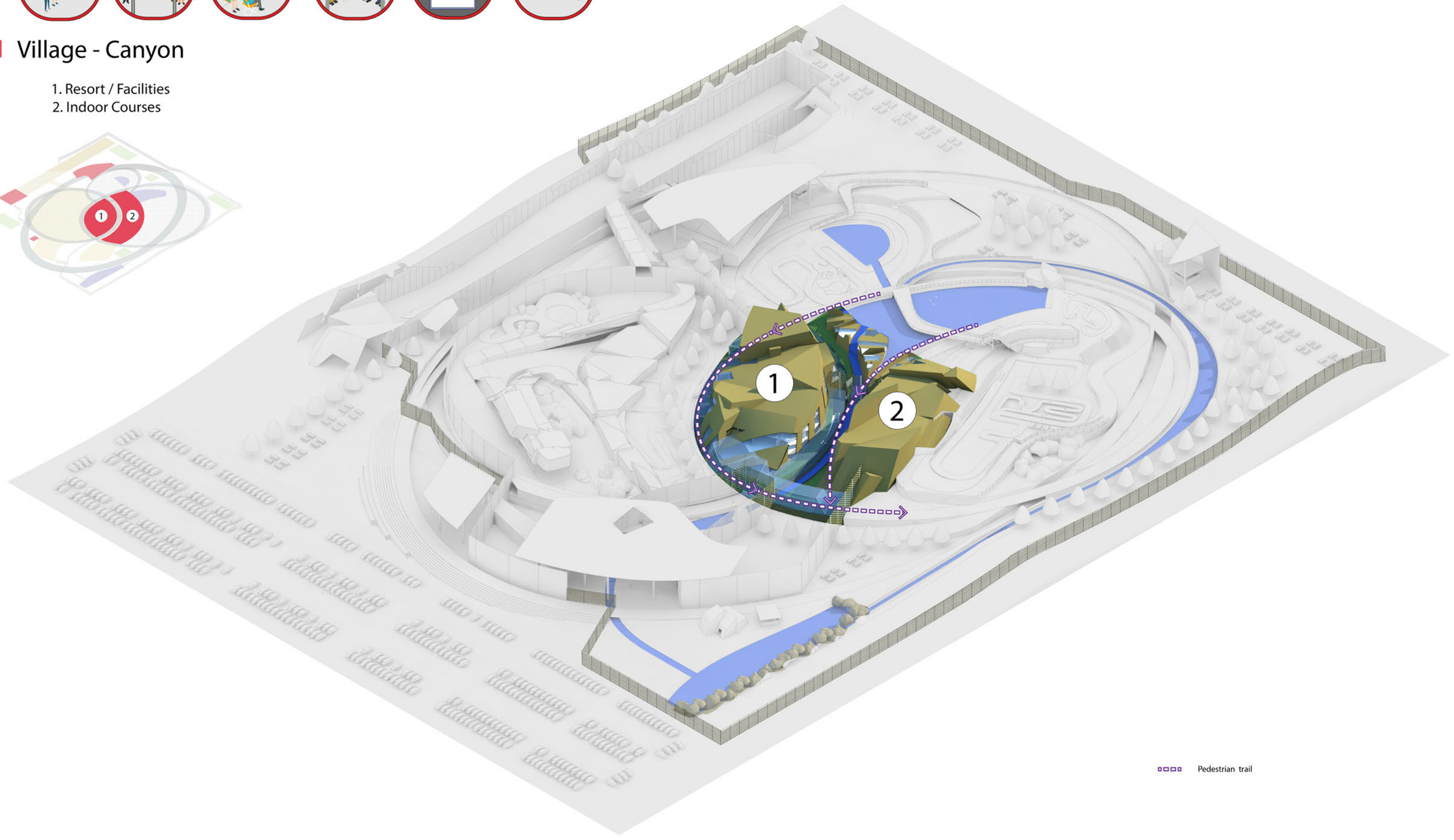




0ft 10ft 50ft 100ft

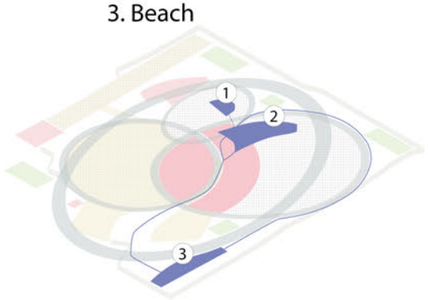
Village - Canyon

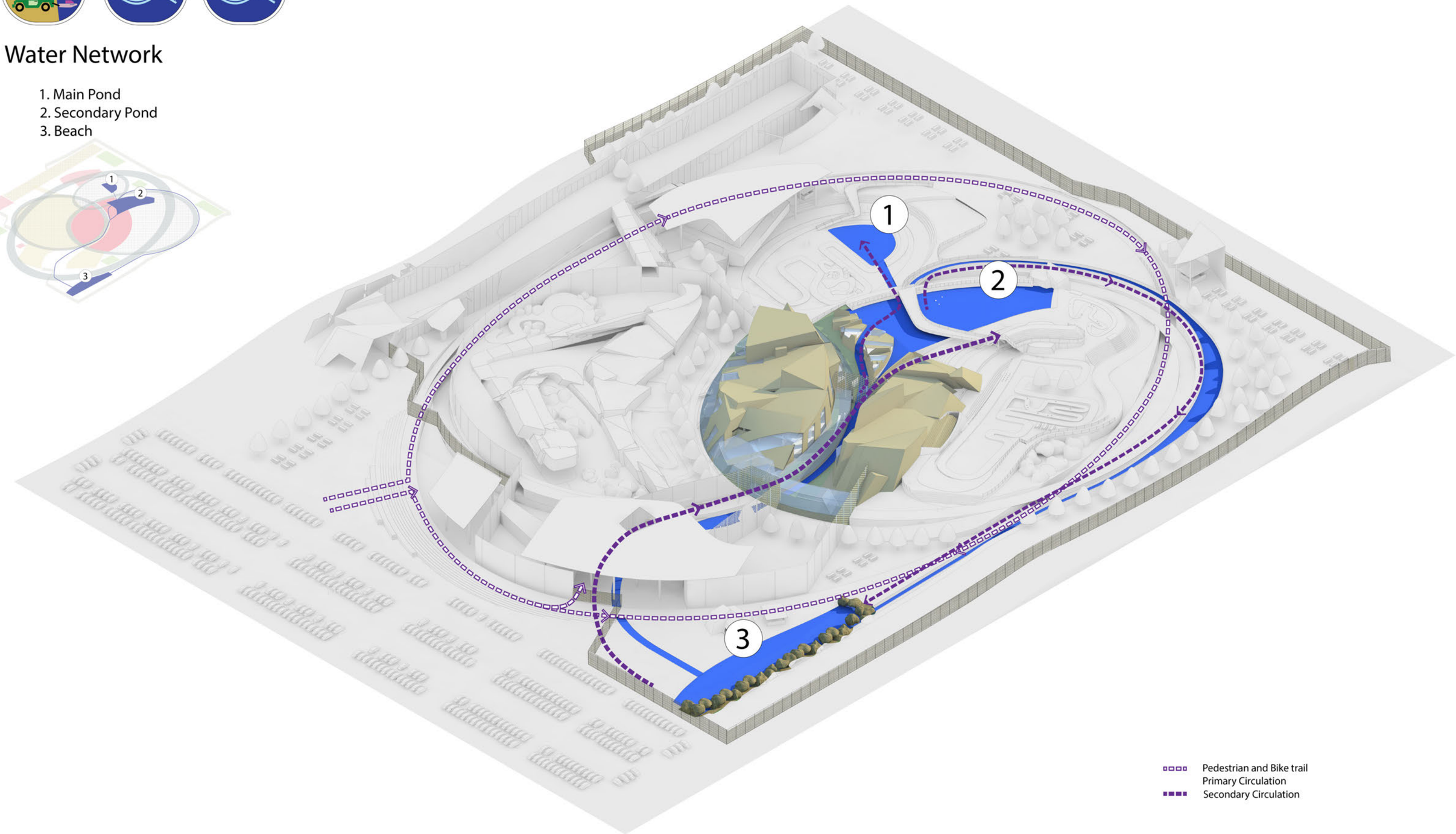
1. Resort / Facilities
2. Indoor Courses

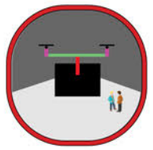


Water Network

1. Main Pond
2. Secondary Pond
3. Beach

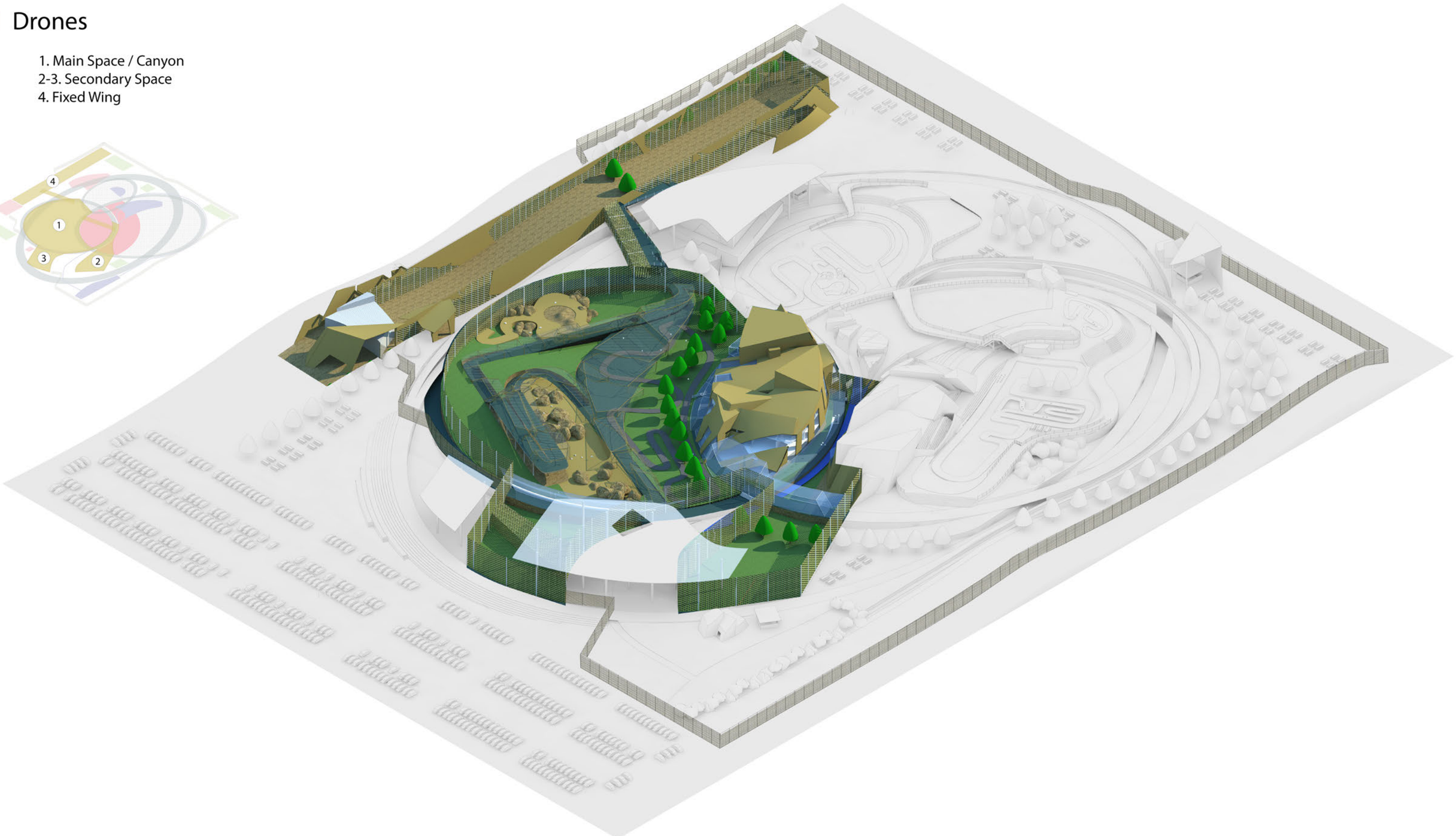






Drones

1. Main Space / Canyon
2-3. Secondary Space
4. Fixed Wing



Drones

1. Main Space / Canyon
2-3. Secondary Space
4. Fixed Wing

Bridge

Separation Curtain

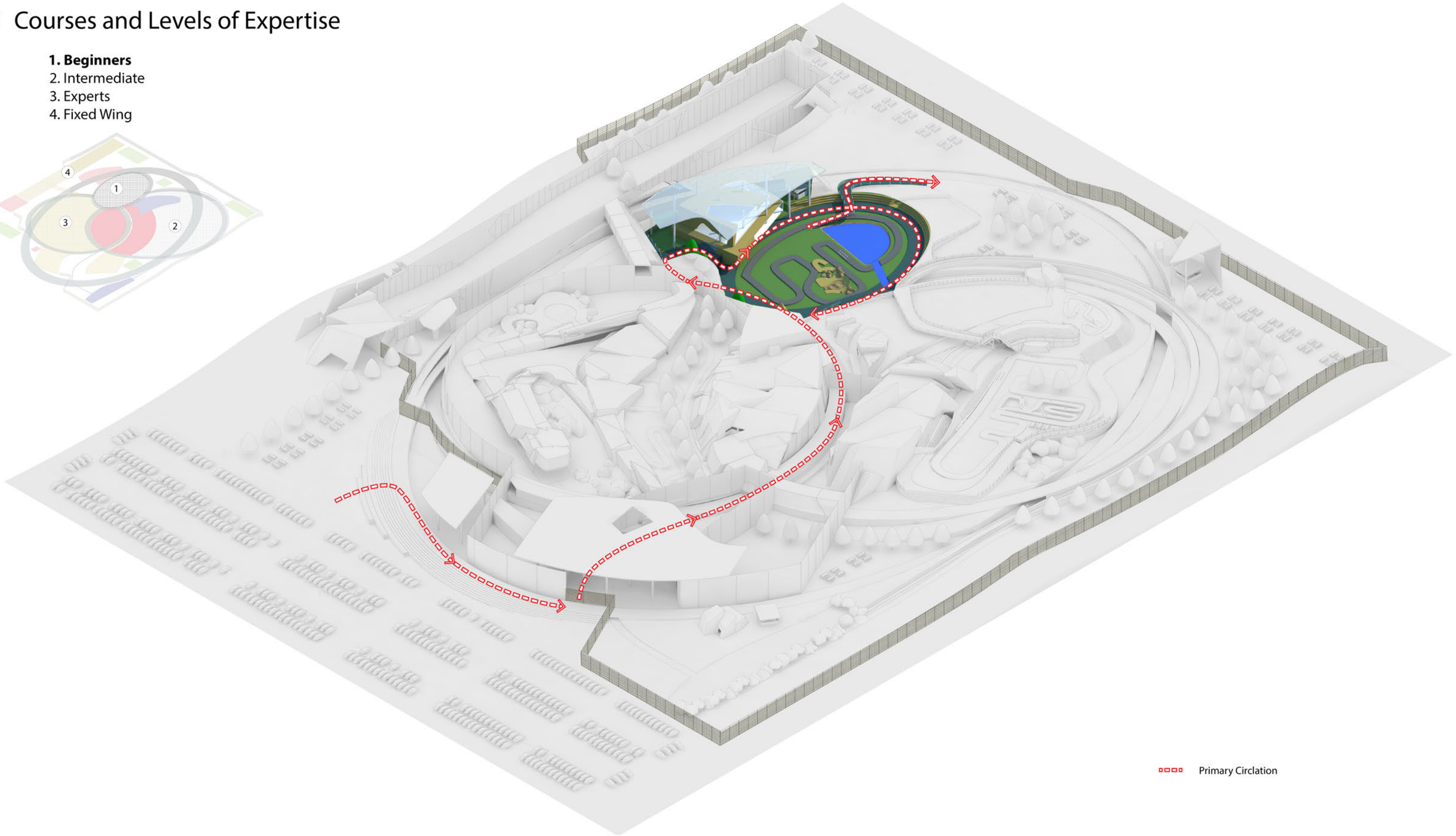
Tube through building

CANYON

Drone Course
Connection
Primary Circulation
Secondary Circulation
Circulation Drones

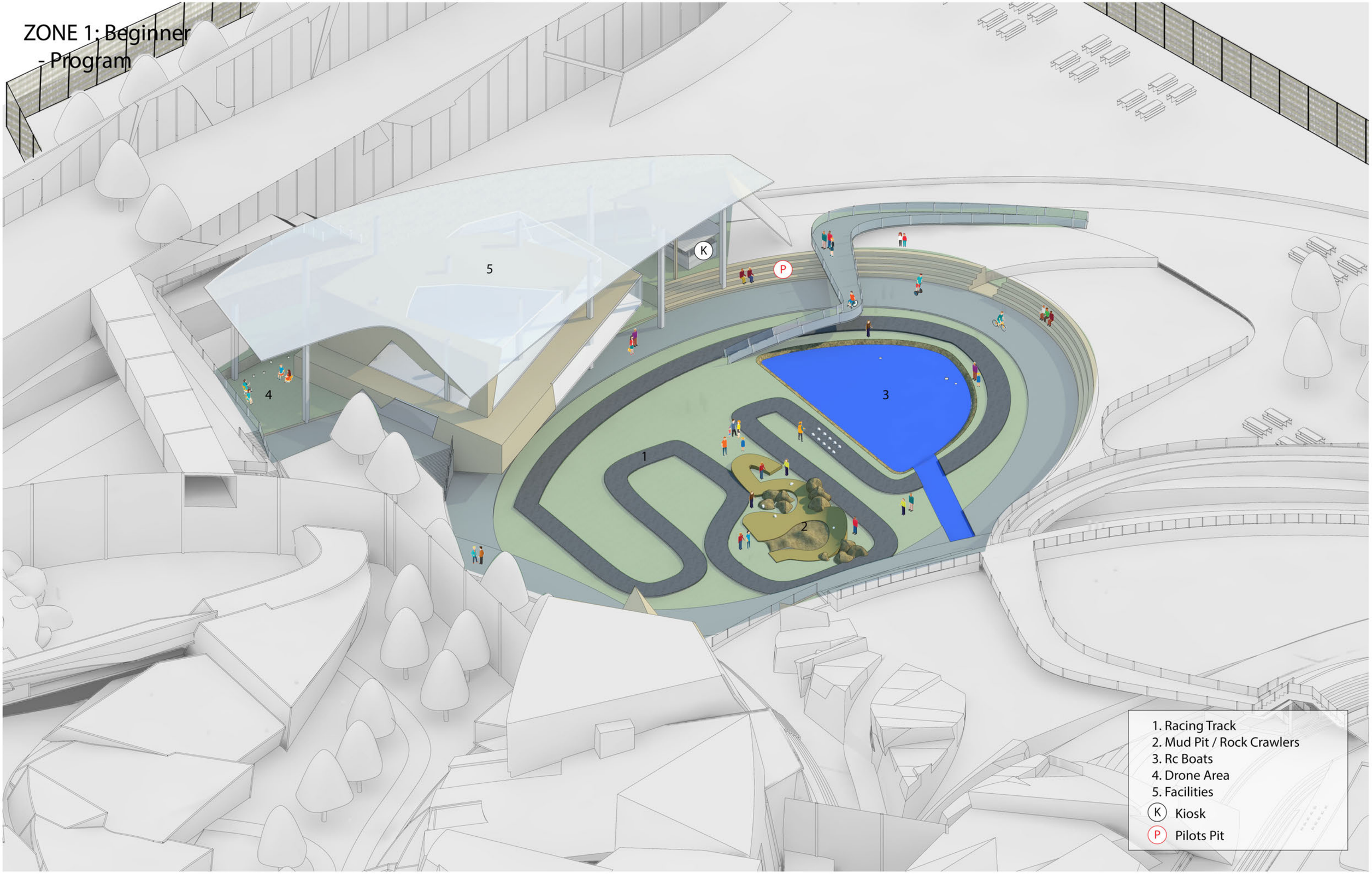
Courses and Levels of Expertise

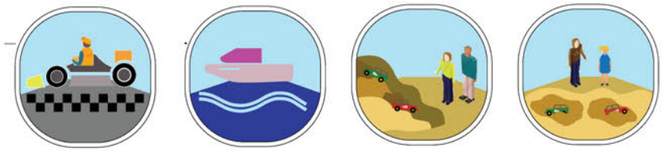
1. Beginners
2. Intermediate
3. Experts
4. Fixed Wing



Primary Circlation

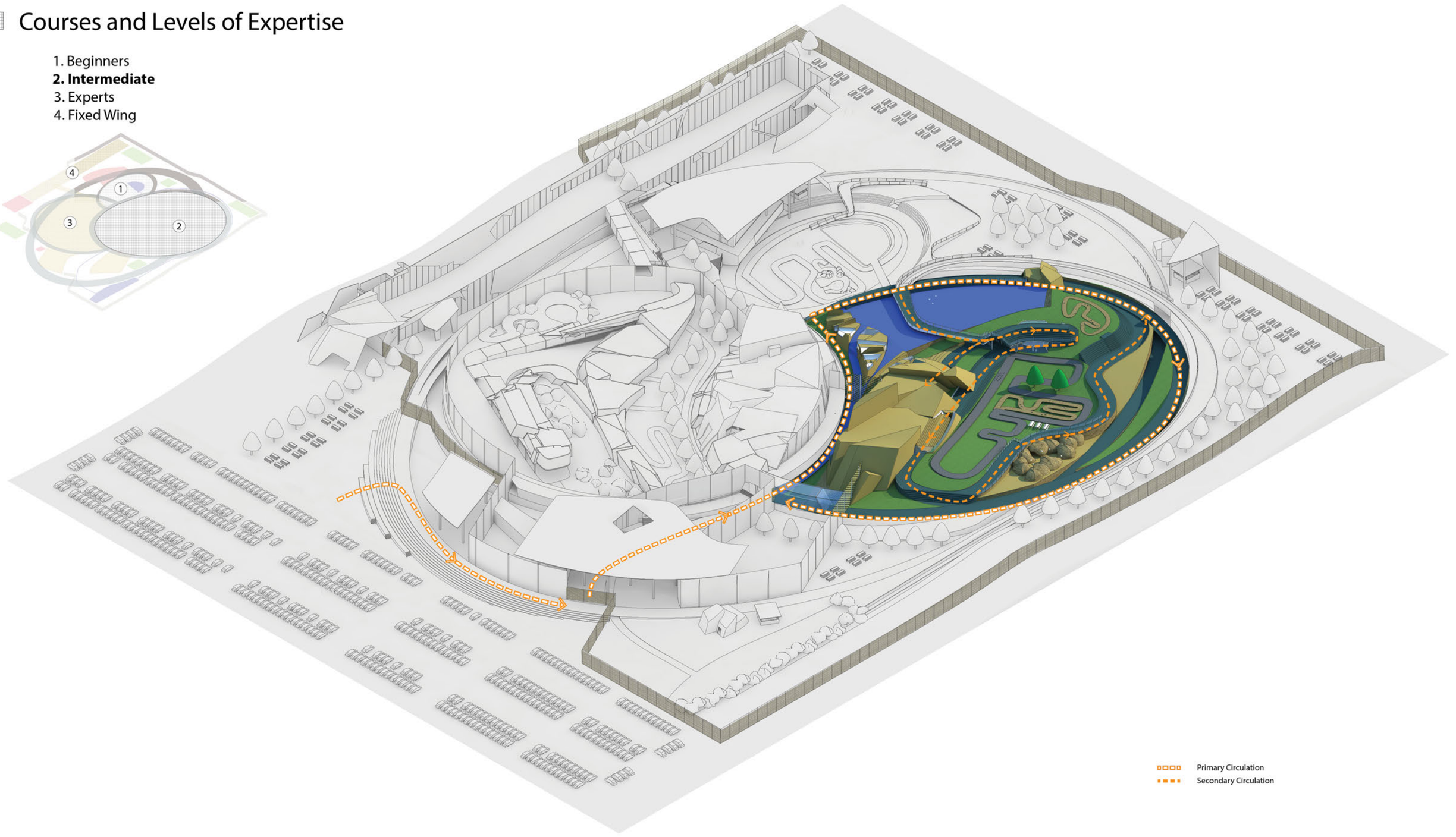
ZONE 1: Beginner
- Program





Courses and Levels of Expertise

1. Beginners
2. Intermediate
3. Experts
4. Fixed Wing



ZONE 2: Intermediate
- Program

1. Racing Track
2. Mud Pit / Rock Crawlers
3. Rc Boats
4. Drone Indoor Course
5. Facilities
6. Game course
7. Canyon

K Kiosk

P Pilots Pit

Courses and Levels of Expertise

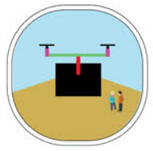
1. Beginners
2. Intermediate
3. Experts
4. Fixed Wing

ZONE 3: Experts
- Program

1. Racing Track
2. Mud Pit
3. Rock Crawlers
4. Drone Area
5. Facilities

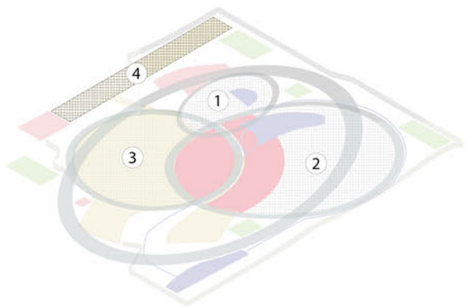
K Kiosk

P Pilots Pit



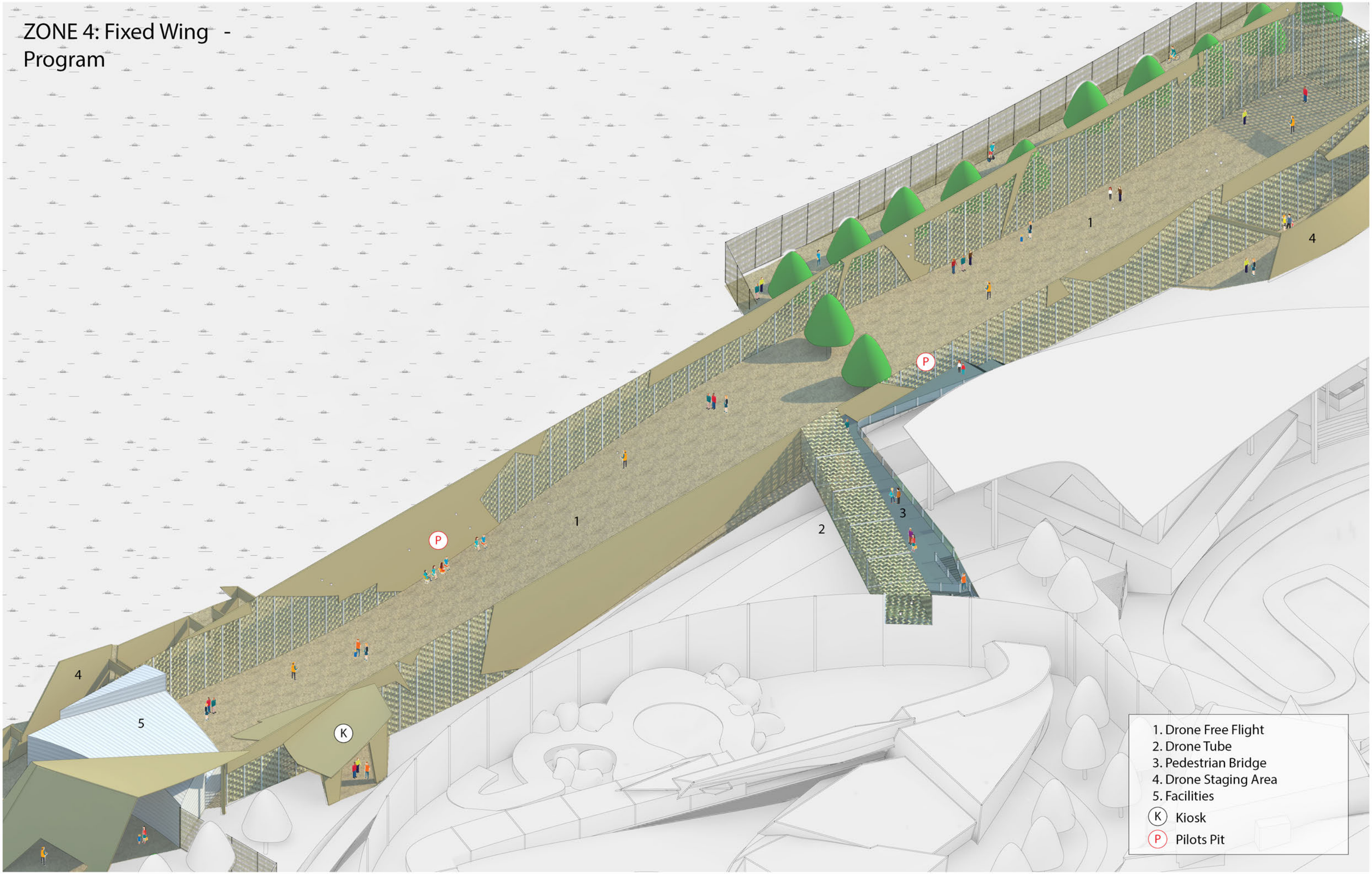
Courses and Levels of Expertise

1. Beginners
2. Intermediate
3. Experts
4. **Fixed Wing**



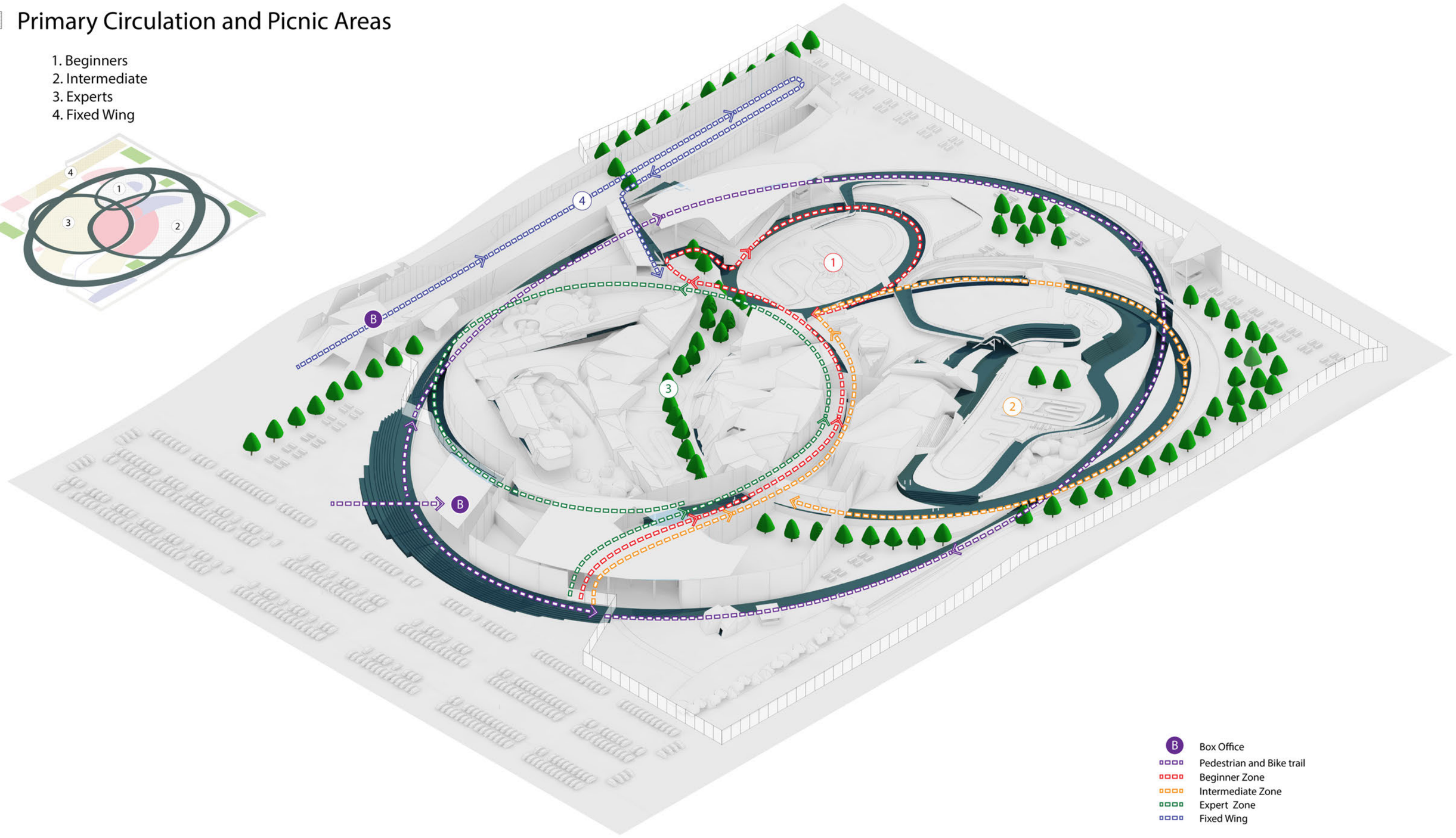
Primary Circlation

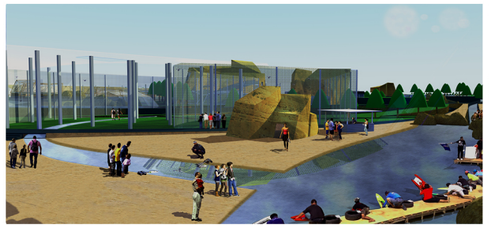
ZONE 4: Fixed Wing - Program



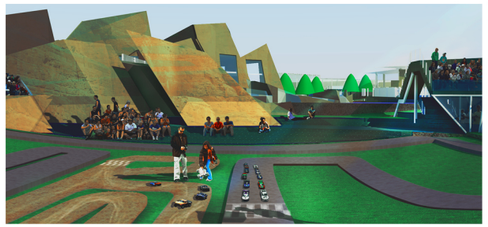
Primary Circulation and Picnic Areas

1. Beginners
2. Intermediate
3. Experts
4. Fixed Wing



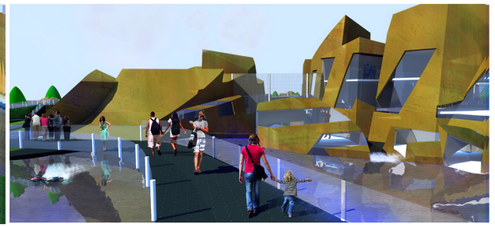


1 The Beach



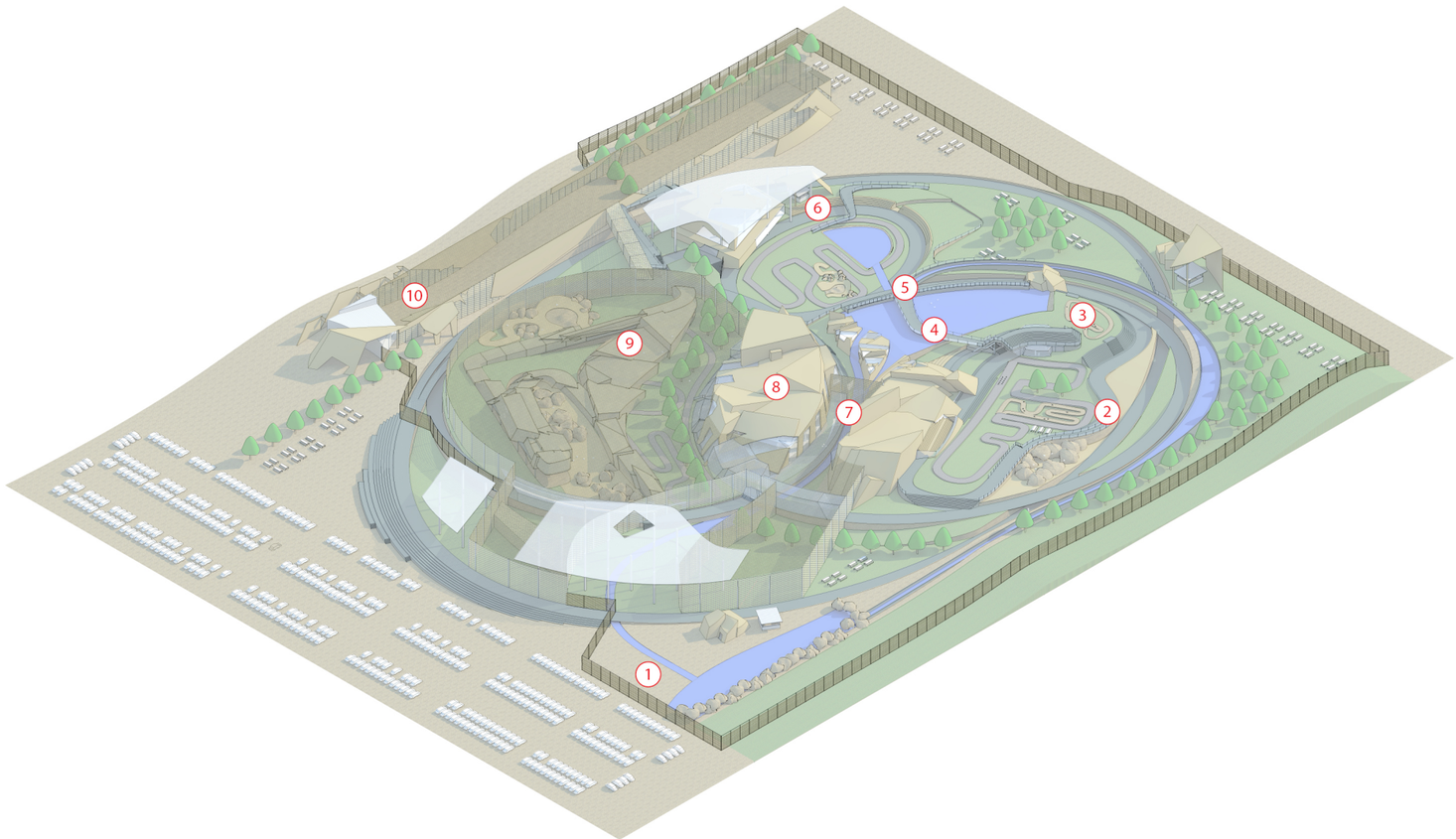
2 Intermediate: Player

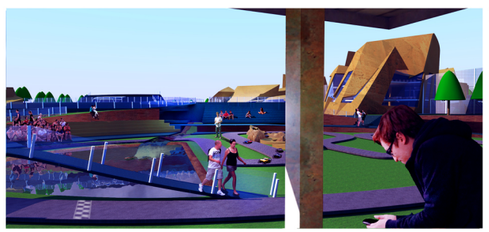
3 Intermediate: Space



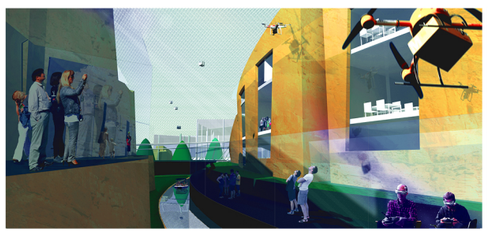
4 Bridge over Lake

5 Beginner: Space



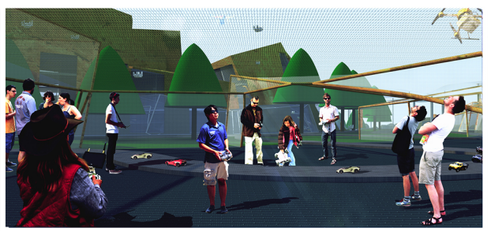


6 Beginner: Player



7 Canyon: Drone

8 Inner Tube: Drone

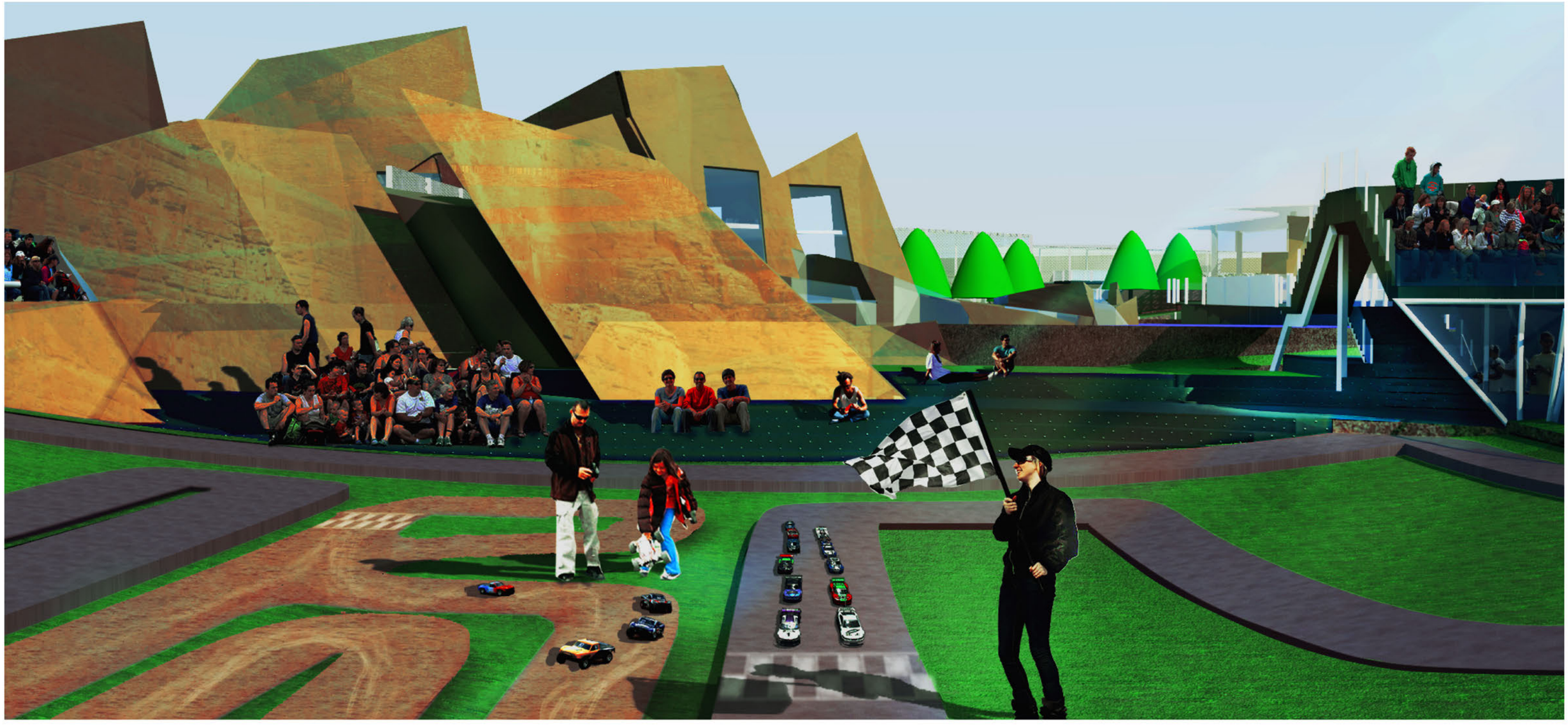


9 Expert: Player

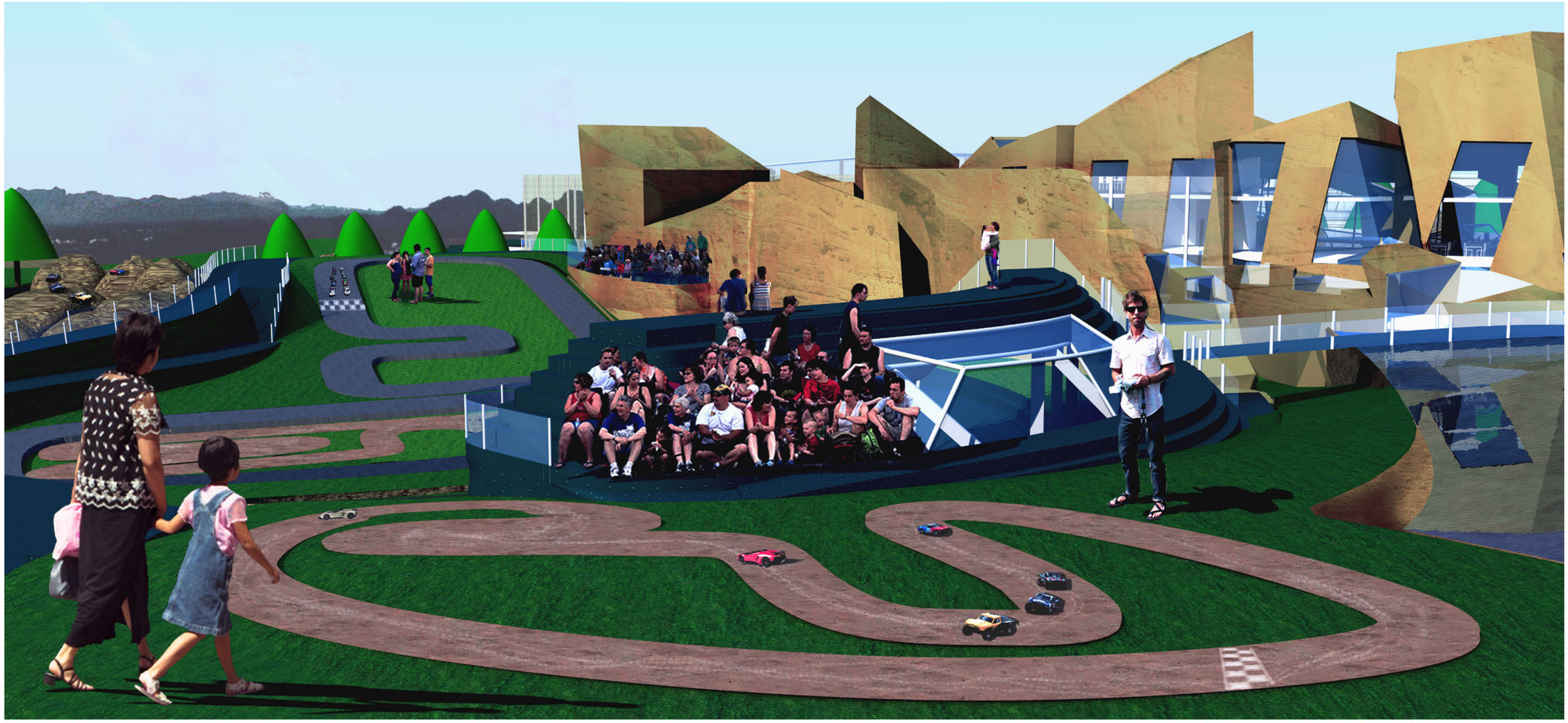
10 Fixed Wing

① The Beach

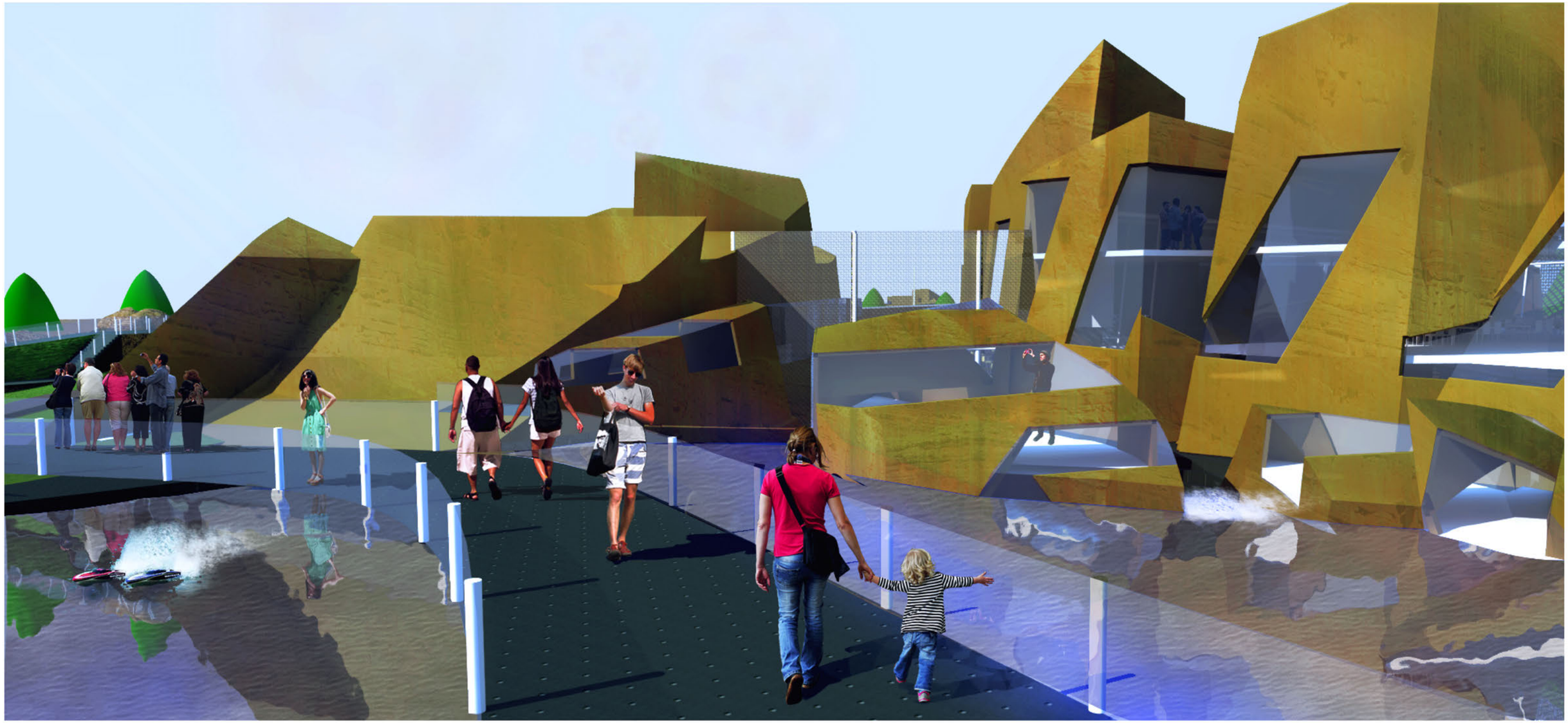
② Intermediate: Player



③ Intermediate: Space

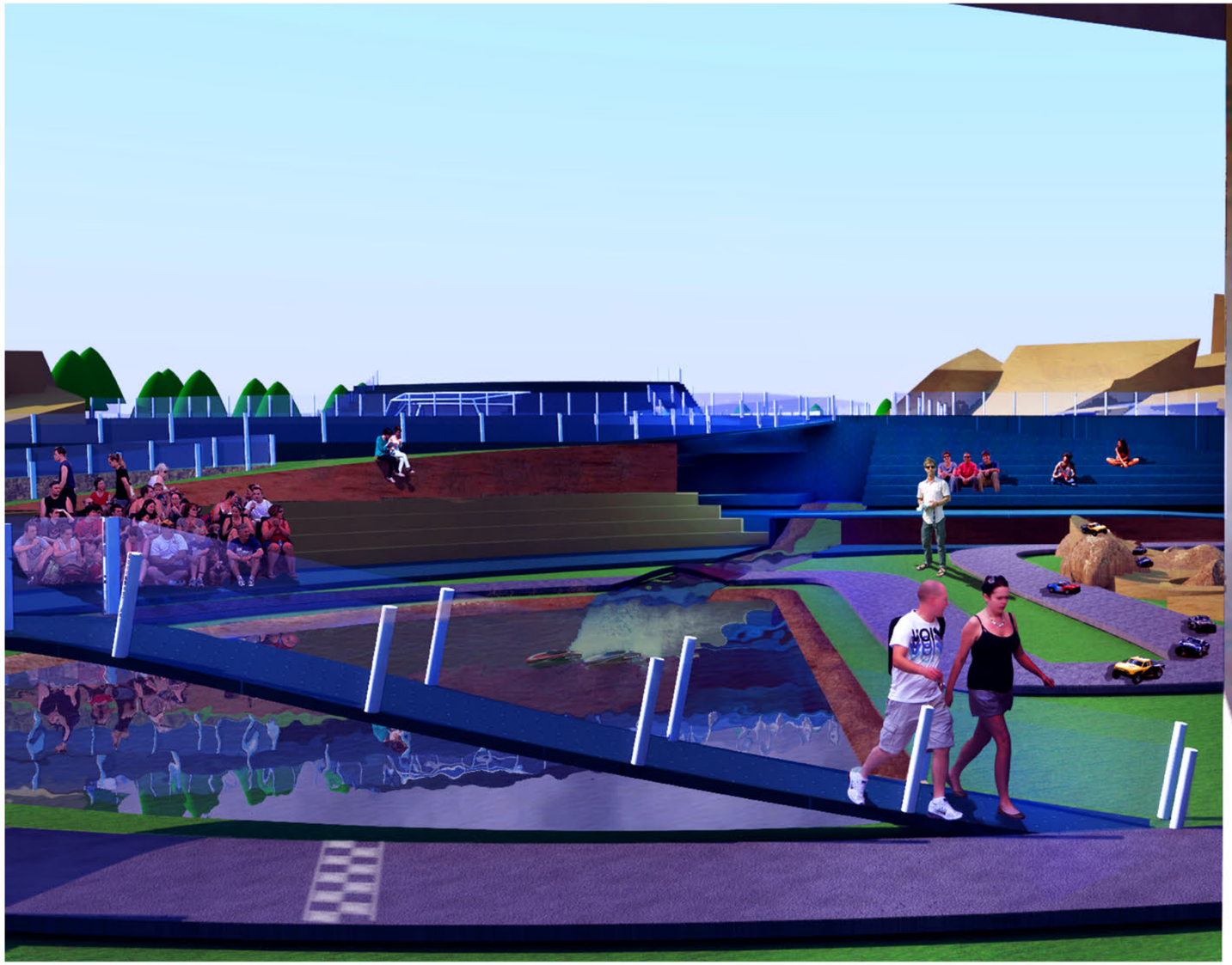


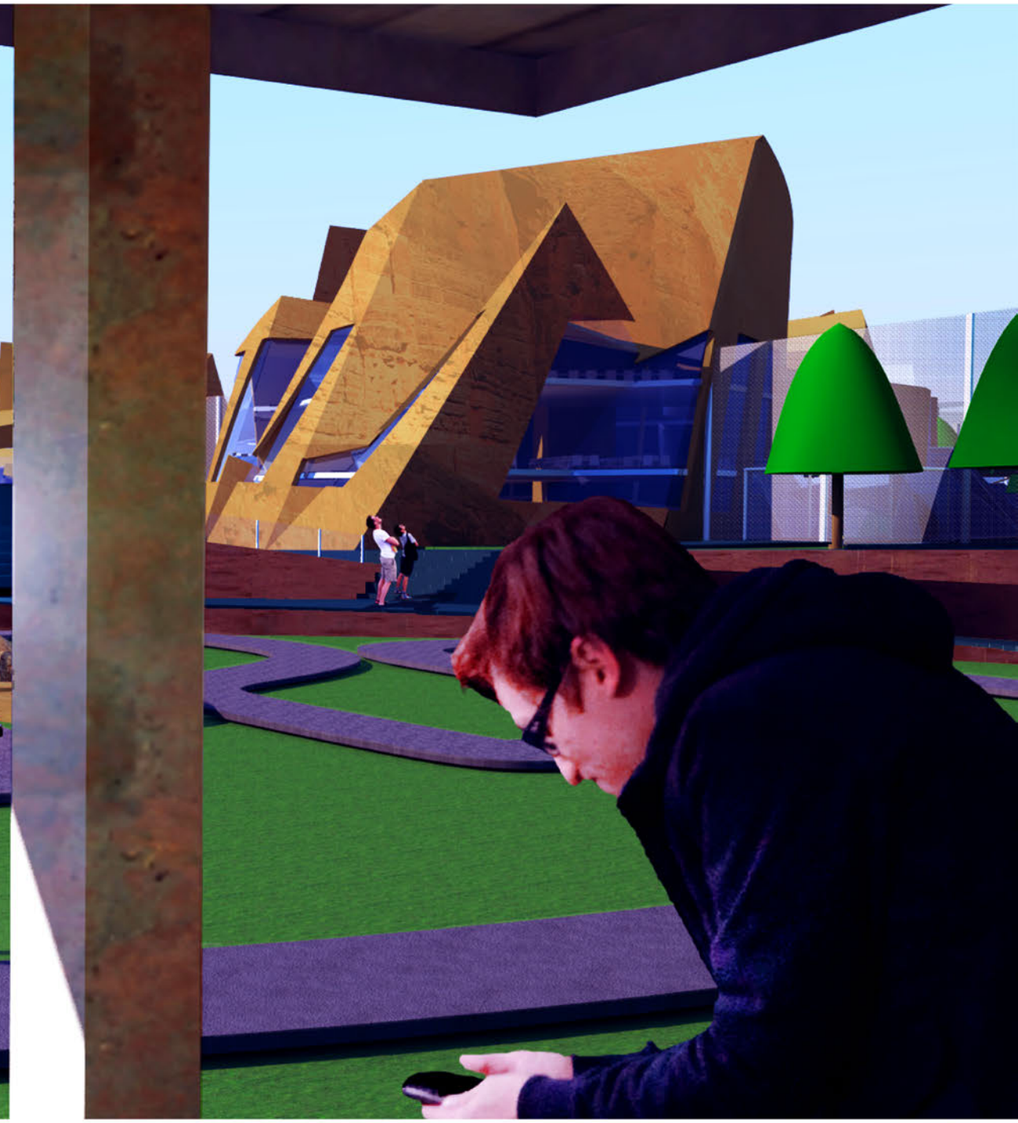
④ Bridge over Lake



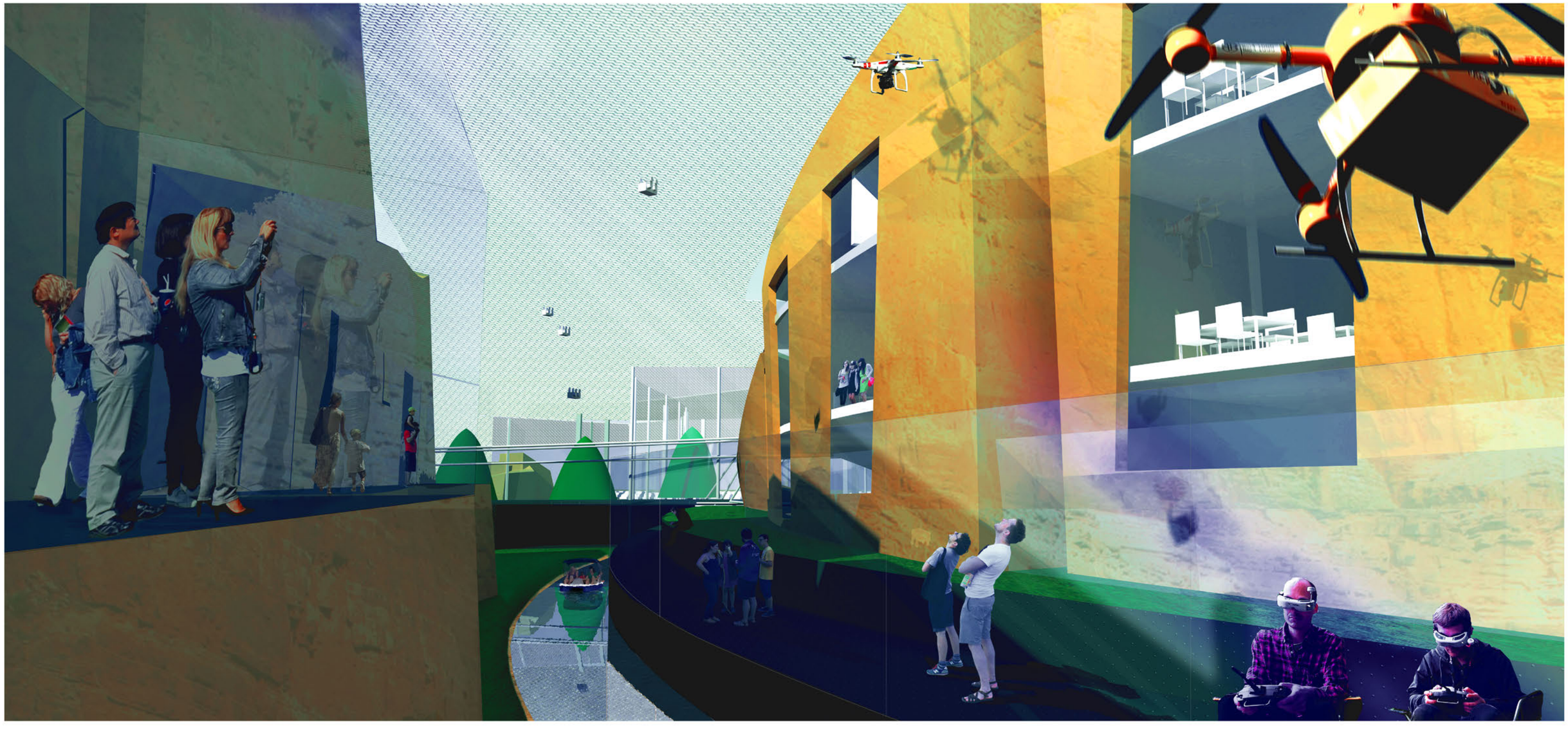
⑤ Beginner: Space

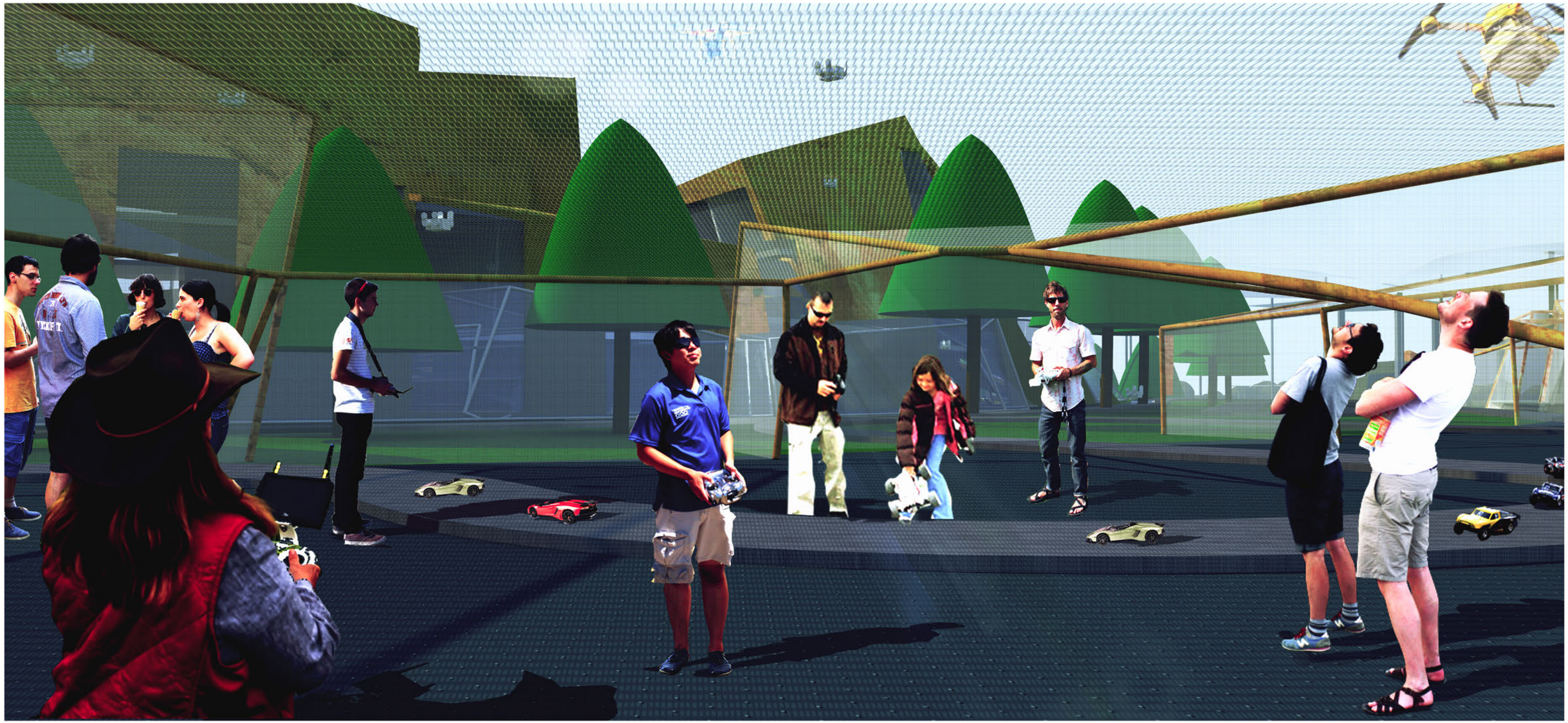
⑥ Beginner: Player





⑦ Canyon: Drone



⑧ Inner Tube: Drone

⑨ Expert: Player