KIERLAND SKY PUD

Development Narrative

Located at the southeast corner of Marilyn Road and Kierland Boulevard

CASE Z-14-20

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Regulatory Statement

The Planned Unit Development ("PUD") zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix ("Phoenix Zoning Ordinance"). A PUD is intended to be a stand-alone document that sets forth the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project ("PUD Regulations"). The PUD may only modify provisions within the Phoenix Zoning Ordinance and does not modify other City of Phoenix codes, regulations or requirements. A PUD may include substantial background information and narrative discussion, including purpose and intent statements, which are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and not requirements to be enforced by the City of Phoenix.

The PUD Regulations apply to all property within the PUD project boundary. The PUD Regulations supersede and replace all applicable Phoenix Zoning Ordinance requirements. If there is a conflict between PUD Regulations and the Phoenix Zoning Ordinance, including the design guidelines within the Phoenix Zoning Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the Phoenix Zoning Ordinance controls. The purpose and intent statements are not requirements that will be enforced by the City of Phoenix.

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LIST OF EXHIBITS

A. Purpose and Intent

This PUD development narrative outlines zoning regulations that will apply to development plans for a 7.8-acre site located at 14635 N. Kierland Boulevard. Assessor parcel number 215-58-015E *See* **Exhibit 1** Project Location.

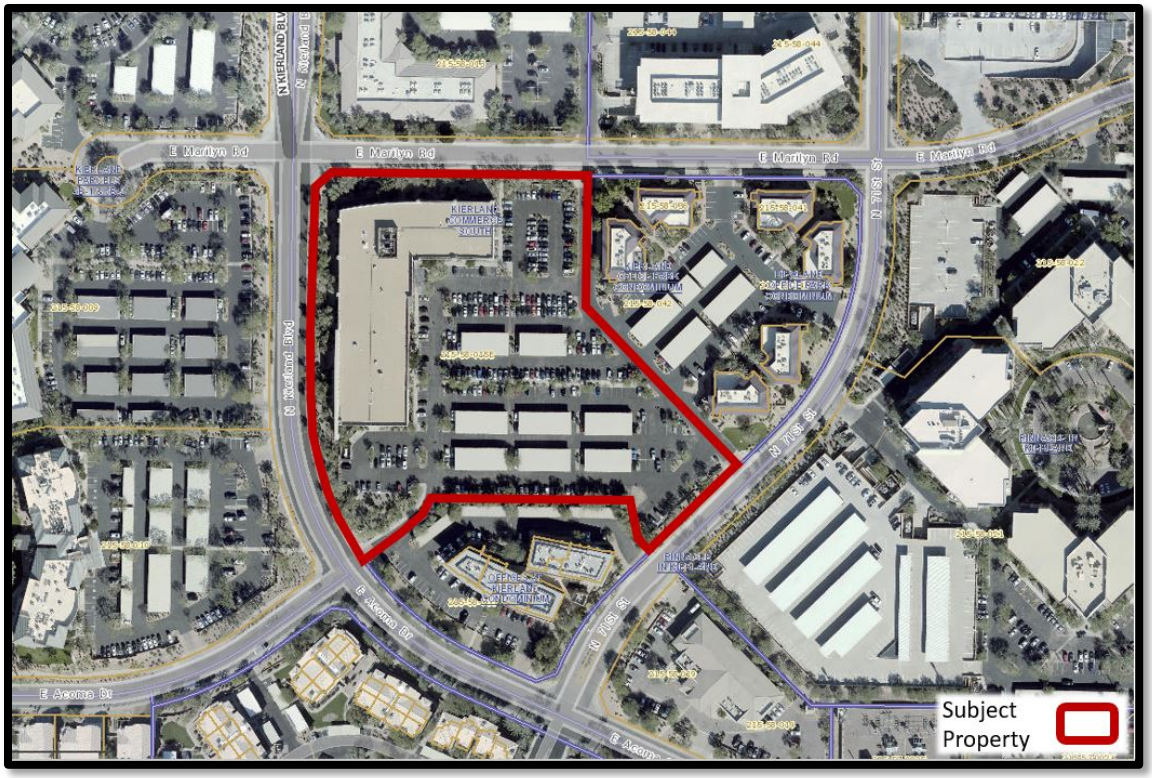

Figure 1 Project Location Assessor Map

The primary goals of this project are to redevelop the property and increase the viability of an existing employment center by building Class A office buildings with complimentary ground floor retail, while providing significant open space for tenants and the surrounding community to enjoy. The purpose is to maximize the use of existing infrastructure and resources while balancing the needs of the community to create an efficient, environmentally sound development that contributes more to the community than it receives.

This is the appropriate location for this use because it adds employment and small-scale retail that contributes to a balance of uses in the area which currently has shopping, entertainment, residential and resort uses all within walking distance of this site. It will provide a transition between the higher intensity commercial development to the north/east and the residential neighborhoods to the south/west.

The General Plan land use designation for this site is Industrial. *See* **Exhibit 2** General Plan Map.

This project will be constructed in two phases. *See* Figure 2 and **Exhibit 3** Conceptual Site Plan. It will replace the existing 100,000 sq. ft. building and associated parking with two, office buildings including retail/restaurant space on the ground level. At buildout there will be 504,000 sq. ft. of office space and 6,000 sq. ft. of retail/restaurant space.

The first phase is the construction of a 6-story office building with 270,000 sq. ft. of leasable office space and 3,000 sq. ft. of retail/restaurant on the ground floor. The maximum height of this building is 88 feet. This building is located on the north end of the site, parallel to Marilyn Road, facing an existing office building. This phase also includes constructing at the underground parking and the first floor of the parking structure to a height of 10'. There will be two levels of parking below ground and two above.

Phase 2 includes a building with 234,000 sq. ft. of leasable office space and 3,000square feet of retail/restaurant on the ground level. *See* **Exhibit 4** Conceptual Level 1 Plan This building is an L shaped 5 and 6-story building that is offset and set back from Kierland Boulevard creating open space along Kierland Boulevard. The building is 4 stories at 56' tall closer to Kierland Boulevard and 6 stories at 84' for the portion of the building adjacent to the parking garage. This phase incudes the addition of two levels of above ground parking. The maximum height of the parking structure is 40'. See Figure 3 and **Exhibit 5** for garage profile.

Building heights for this project are stepped down from 88' at the northern portion of the site nearest Greenway Road to 84' for a portion of the building adjacent to the parking garage to 56' for portion of the Phase 2 building located nearest the neighborhood.

Thirty percent (30%) of the property is converted to open space by consolidating the uses into two office buildings and a parking garage. This open space is landscaped and developed for the employees and the surrounding neighborhood to use. *See* Figure 7 Conceptual Site Plan and **Exhibit 9** Conceptual Open Space Plan.

The purpose of this PUD is to amend development standards so that this project can further the goals of the General Plan and provides the following community benefits as outlined in the General Plan. Some of the community benefits provided by this plan are as follows[1]:

Prosperity
This project contributes to resident's connectivity to jobs and services by increasing the potential number of employment opportunities proximate to housing, within walking

[1] More detail on how this plan furthers the goals of the General Plan is provided in the Project Information Summary Dated March 12, 2020

distance of residential neighborhoods, the Westin Kierland Resort & Spa, the Scottsdale Quarter and Kierland Commons north. This project will also support small business by providing opportunities for smaller retail space on the ground floor.

Health

This project will contribute to resident's health by providing significantly more walkable open space than currently exists on the property or is required by the City of Phoenix Zoning ordinance. This open space will also provide walking paths throughout the site for both employees and residents. Providing more employment opportunities near residential uses and within walking distance of the transit stops on Greenway and Scottsdale Roads will encourage using alternative modes of travel such as walking and biking which are healthier options. This project also promotes health by providing shaded walkable areas for people that will encourage them to walk for exercise and enjoyment during workday breaks.

Environment

This project improves the environment in several ways, as follows:

- Improves connectivity to open space. Employees and the surrounding neighborhoods will have access to new open space that will improve their quality of life. The open space is designed to encourage pedestrian activity and encourage walking as a form of recreation, exercise and mobility.
- Mitigates the urban heat island effect. The additional open space and reduced paved surface in this proposal will help mitigate the impact of the urban heat island effect.
- Makes efficient use of infrastructure. Intensifying the development and providing more employment opportunities on this infill property means that natural desert somewhere else will be preserved because we are able to provide more employment opportunities on less land, supported by existing infrastructure.

This PUD is intended to be a stand-alone document of zoning regulations for this particular project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. If there are conflicts between specific provisions of this PUD, and the Phoenix Ordinance or design guidelines, the terms of this PUD shall apply. The PUD only modifies the zoning ordinance regulations and does not modify other City Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the City of Phoenix.

B. Land Use Plan

1. Overall Design Concepts

There are four main objectives driving the design for this project. These objectives are as follows:

1. Establish a strong presence and serve as a gateway into the site from the developments to the north and,
2. Be conscientious and respectful of the residential neighborhoods to the southwest.
3. Consider the context of the site and improve the quality of development.
4. Improve the quality of the environment in the Kierland Commons and within the Paradise Valley Village.

Consequently, the Phase 1 building is oriented east/west along Marilyn Road and establishes an urban edge along the north of the site adjacent to office uses, while the Phase 2 building steps down in height, is oriented at a northeast angle and set back from the street in order to minimize the visual impact of the building on Kierland Boulevard and the neighborhood to the southwest. Together the buildings address their surrounding context and create a dynamic workplace campus that opens to the local community. The parking garage is placed towards the back of the site along the east adjacent to existing commercial development, again to minimize its impact on the residential neighborhood to the west. See Figure 2 and **Exhibi**t 3 Conceptual Site Plan

The public open space between the two office buildings is envisioned as a Plaza that opens to Kierland Boulevard and is activated by restaurant and retail spaces located on the first floor of the office buildings. Raised planters with desert landscaping, shade trees and outdoor furniture will create "garden rooms" for working employees to enjoy respite from the workday or comfortable outdoor dining at lunch.

The Open Garden Space is passive landscape open space with a pathway that provides for pedestrian and bicycle circulation through the site.

The southern courtyard is envisioned as a community space with opportunities to play, meet, gather, dine, and exercise. The area serves as an amenity to both employees in the office buildings and residents of the surrounding neighborhood. *See* **Exhibi**t 9 Conceptual Open Space Plan

The site plan creates a campus like setting for this office/retail/open space project. Figure 4 is a perspective view of the buildings from Kierland Boulevard. Figure 5 shows conceptual elevations for the buildings. The numbers on the site plan correspond to the views depicted in Figure 5.

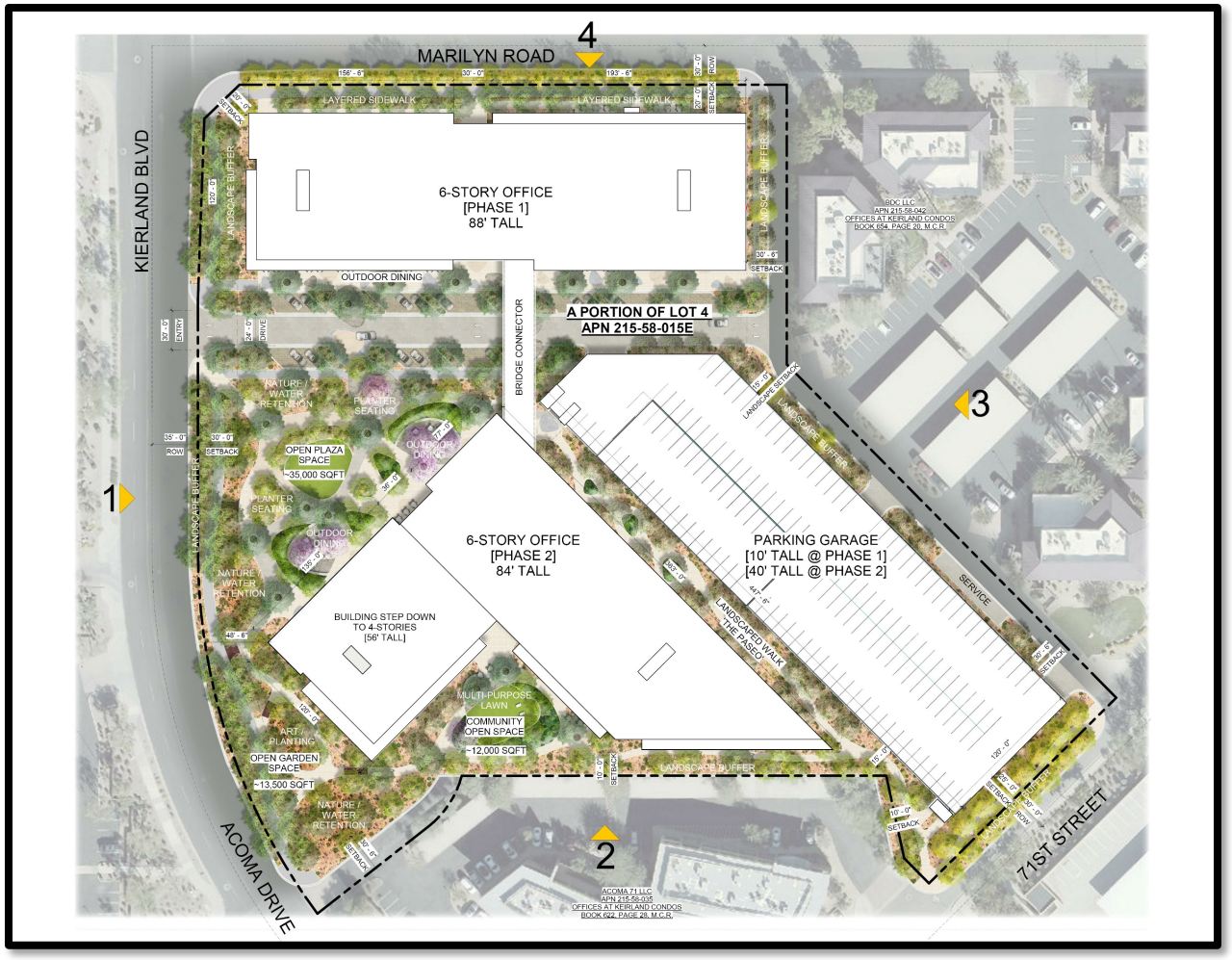

Figure 2 Conceptual Site Plan

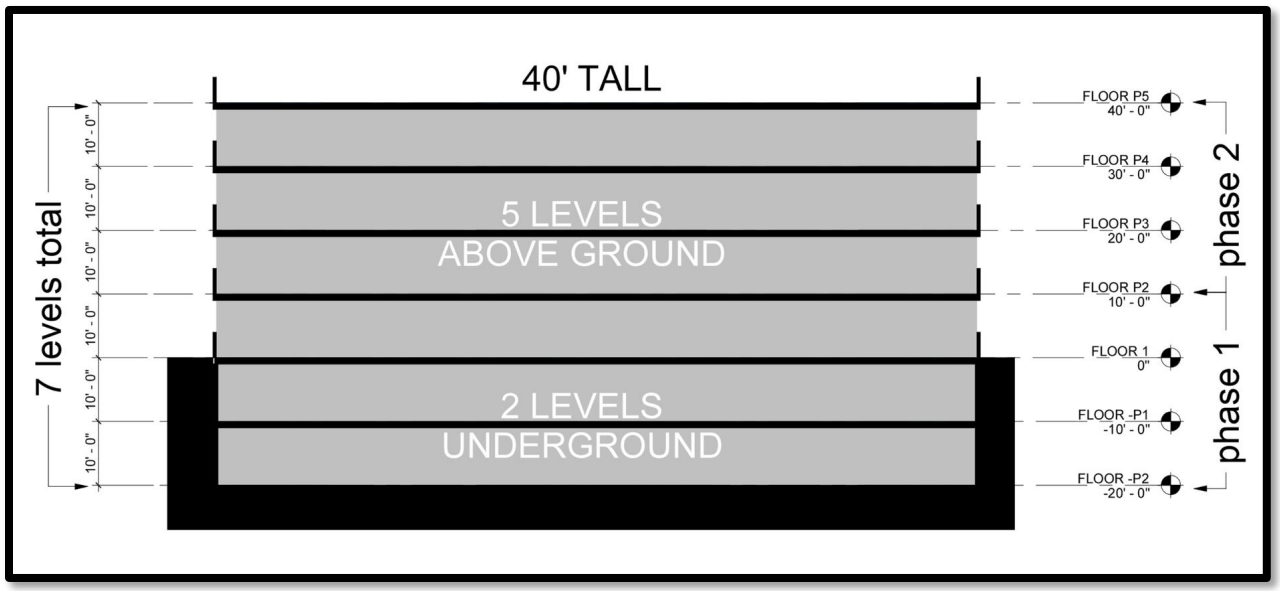

Figure 3 Profile of Phasing for Parking Garage

Figure 4 View from Kierland Boulevard Conceptual Rendering

2. Architectural Character

The architectural character of Kierland Sky was developed after analyzing the surrounding neighborhood, nearby commercial development, and our unique Sonoran Desert environment. Utilizing a mix of natural stone materials, metal panel with a natural patina finish, low-e glazing, and metal shading elements the new buildings are designed to be locally contextual, while still establishing its own unique personality.

Being conscientious of the desert environment, the ground level of the building is inset to help shade walkways below and outdoor seating areas adjacent to the restaurant / retail areas. These insets also carve vertically into the building, noting primary public spaces within the building and main entrance locations. Along the upper levels, landscaped exterior terraces provide occupants easy access to the outdoors and create dynamic work environments. The elevated trees and vegetation acting as living building material that also shade the glazing above. Ultimately, the articulation of the building breaks down the mass of the building to a scale that is more appropriate for the neighborhood adjacent while maintaining a strong visual presence.

At the parking garage, a decorative perforated metal panel screen wall wraps the exterior and acts as a surface for vegetation to grow, transforming the parking garage into a living element that is both functional and visually appealing. See Figure 5 Conceptual Elevations. Design Guidelines to implement this vision are in section E Design Guidelines.

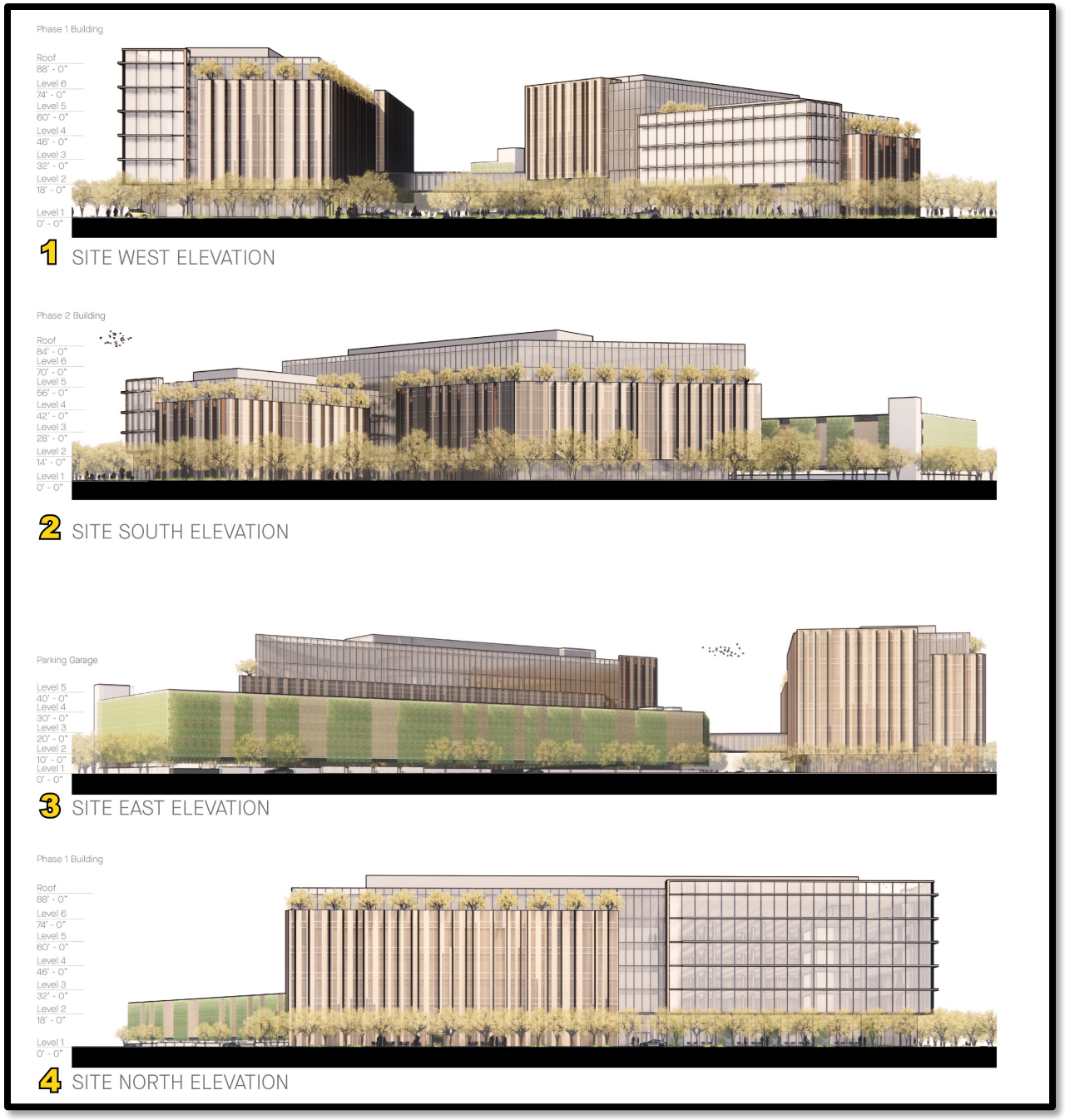

Figure 5 Conceptual Elevations

Figure 6 Perspective View from the sidewalk adjacent to the entrance to the Plaza Residences to the southwest.

Figure 6 provides a perspective of what the project will look like from the residential neighborhood to the southwest**.** This figure also shows the distance from the nearest single-family home and the 56' foot building and the distance from the 84' building to the nearest single-family home.

3. Open Space and Landscape and Plan

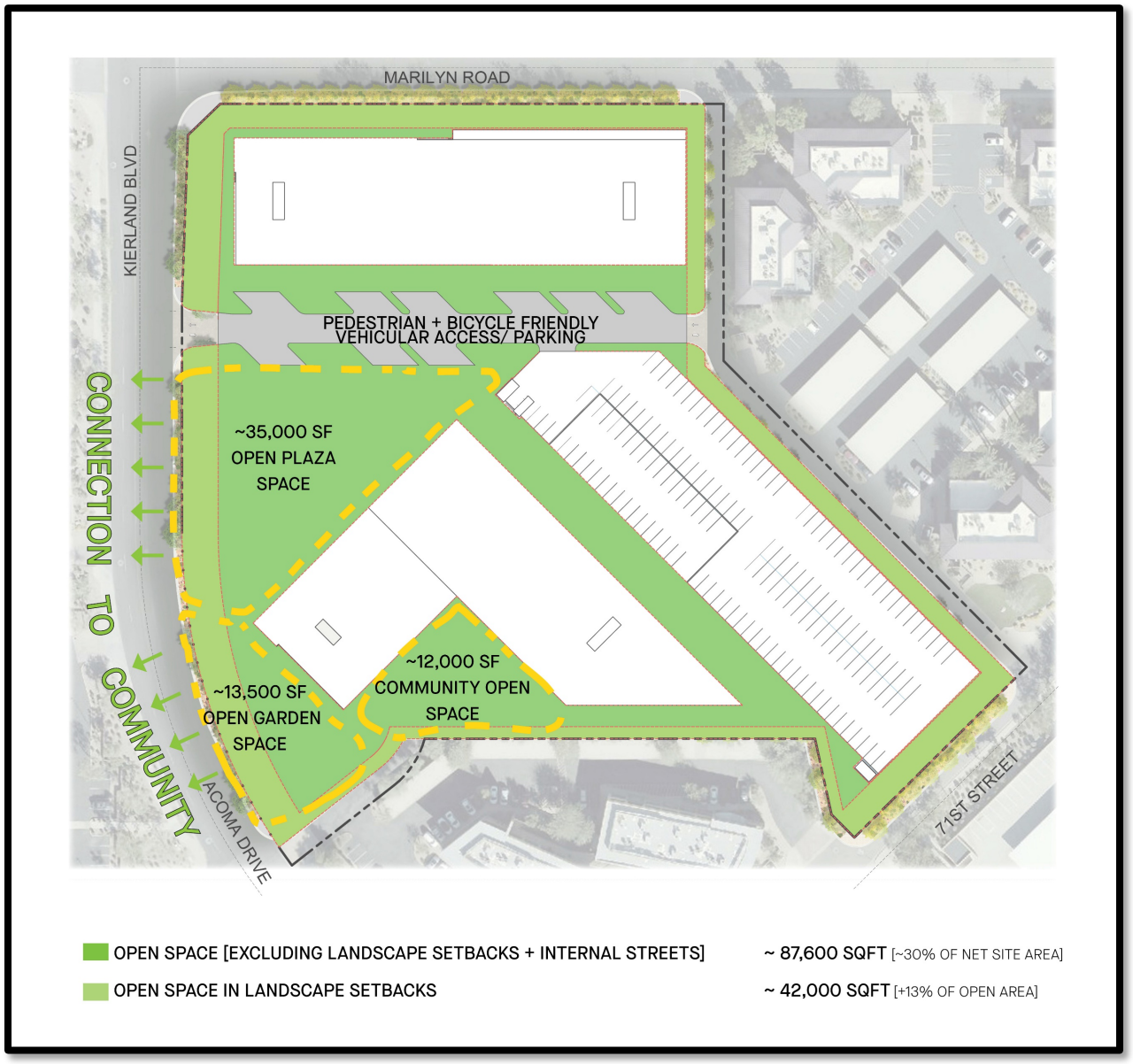

Figure 7 Conceptual Open Space Plan

Biophilic design is an innovative way of designing our environment. We need nature in a deep and fundamental way and many cities have been designed to exclude nature. Biophilic design focuses on people's attraction to and need for nature and natural processes. Essentially biophilic design looks to connect people with nature within the built environment. This design principle is the basis for the conceptual open space and landscape plan. See Figures 7 and 8.

The open space was specifically oriented towards the west of the property to provide a connection between the office/retail uses and the residential neighborhoods to the southwest. There are four types of open space provided. First is the community open space, the southern courtyard. This space is envisioned as a community space with opportunities to play, gather, eat, and exercise. The area serves as an amenity to employees in the office buildings and residents of the surrounding neighborhood.

The second is the Plaza space which includes raised planters with desert landscaping, shade trees and outdoor furniture to create “garden rooms” for working employees looking to enjoy respite from the workday or comfortable outdoor dining at lunch. The plaza is expected to be the focus of the most pedestrian traffic, activating the retail uses on the ground floor.

Third is the open space garden which includes trees, vegetation, and pathways to provide a connection to the community and add more landscape area to reduce the amount of paved and hard surfaces that hold heat in the hot summer.

Fourth are the landscaped buffers and walkways that provide pathways for pedestrian and bicycle travel through the campus. All these elements together help to create a campus like atmosphere.

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Figure 8 Conceptual Landscape Plan (Views the numbered points are depicted in Figure 9)

The following site design principles guided the development of the landscape design depicted in Figure 8 Conceptual Landscape Plan.

1. Biophilic Design focuses on aspects of the natural world and contributes to human health and productivity by creating:
    - Spaces that promote human connections to outdoors
    - Opportunities to perforate architecture with nature
    - Functional office spaces outdoors
    - Design for user options to interact with space

2. Sustainable and productive landscape that minimizes operational costs and maximizes productivity by:
    - Using an environmentally sensitive plant palette
    - Creating a sense of habitat
    - Utilizing permeable & reflective surfaces
    - Responding to microclimate and sun exposure/maximize architecture
    - Capture and harvest rainwater to supplement landscape irrigation

3. The office Campus experience – creating a community focused landscape that functions for all by incorporating:
    - Prioritization of the pedestrians
    - Vehicular circulation has plaza feel
    - Varied paving/at-grade curbs for better pedestrian experience
    - Inclusive design
    - Encourage play and social interaction
    - Integrated program to outdoor spaces
    - Respond to technology: plugged in landscape by providing wireless connectivity in the landscape that will allow employees to connect while enjoying the open space.

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Figure 9 Conceptual Landscape Views (refer to Landscape Plan for number location of each view)

Figure 9 above shows conceptual views of the landscape plan. The numbers on Figure 8 landscape plan correspond to the numbered views.

The Open Space and Landscape plan creates a campus like atmosphere for Kierland Sky by establishing a variety of open outdoor spaces for employees of the buildings and the community alike to enjoy. Standards to implement the open space concept are in the Development Standards section.

C. List of Uses

The developer(s) or any property owner within the defined limits of the PUD may request an interpretation of analogous uses to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed below.

Permitted uses

Permitted uses shall be in accordance with the list of uses permitted in Section 622 Commercial C-1 District of the City of Phoenix Zoning Ordinance.

Prohibited Uses

Dwelling Units shall not be permitted
There shall be no outdoor live music or DJ music on site, only outdoor background dining music shall be allowed.

Temporary Uses

All temporary uses shall be permitted as set forth in Section 708 of the City of Phoenix Zoning Ordinance effective May 19, 2018

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D. Development Standards

Development Standards Table	
Max Height Phase 1 Building	88'-0"
Max Height Phase 2 Building	84'-0" Stepdown to 56'0"[2]
Max. F.A.R.	2
Lot Coverage	Min 45% Max 52%
Building Setbacks:	
Kierland Blvd.	30'
Marilyn Rd.	Min 20' Max 25'
71st St.	25'
Along internal drive	30'6"
Landscape Setbacks:	
Kierland Blvd.	30'
Marilyn Rd.	20'
71st St.	25'
Shared Access Drive	15'
All other Property lines	10'
Sidewalk Standards	
Kierland Boulevard	8'0" minimum width
Marilyn Road	8'0" minimum width
71st Street	6'0" minimum
Internal Walkways/Pathways	5'0" minimum
Parking:	
General Office >50,000 sq. ft.	3.03/1,000 sq. ft. TLA
Retail	1/250 sq. ft.
Restaurant	1/80 sq. ft.
Bicycle Parking:	
Spaces	Minimum of 1 bicycle space per 25 parking stalls maximum of 50
Bike Racks	Bicycle racks shall consist of an inverted-U or other decorative design and installed per the requirements of Section 1307. H.
Parking Landscape:	
Interior surface area (exclusive of perimeter landscaping and all required setbacks)	Provide a minimum of one (1) tree per five (5) parking ground level parking stalls. Trees should be single trunk with minimum 3" caliper.

[2] The Southern building will be no higher than 56 feet, and no closer than a minimum of approximately 560 feet away from the closest existing single-family residence; and the building connected to it, no higher than 84 feet, and no closer than approximately 700 feet away from the closest exiting single family residence.

Landscape Standards:	
General Site Landscape	• Exceed the minimum zoning landscaping requirements by providing minimum 2-inch caliper trees, of which, a minimum 20 percent of all trees shall have a minimum caliper of three inches. • Provide 50% living vegetation ground coverage. • All Landscape should be irrigated with a permanent automatic irrigation system.
Streetscapes	• Preserve all viable, healthy large mature trees (over six-inch caliper) in place. Includes trees in the right-of-way along the frontage of the development • Exceed the minimum zoning landscaping requirements by providing three-inch caliper trees along all public rights-of-way including Kierland Boulevard, Marilyn Parkway and 71st Avenue.
Trees	• Minimum 2-inch caliper trees • At least 20% will be 3-inch caliper • Minimum 3-inch caliper along public rights-of-way • Minimum of 1 tree per five ground level outdoor parking stalls. Single trunk min 3-inch caliper
Ground Cover	50% Living ground cover
Amenity Standards	
Public Art	A minimum of four pieces of public art will be provided
Picnic /Dining	Picnic and Outdoor Dining will be provided
Benches/ Seating	A minimum of 10 outdoor seating areas will be provided
Community Open Space	A minimum of 30,000 square feet of open space will be open and accessible to the public
Lighting Standards:	
Sidewalk Lighting	Maximum Height of 20 feet
Building	Uniform pedestrian scale lighting should be used for all on-site lighting at building entrance and exits, and in public assembly and parking areas

Shade Standards	
Public Sidewalks	• Minimum of 75% of public and private sidewalks, pedestrian pathways, and common amenities areas shall be shaded using landscaping, architectural features or projections, or other stand-alone structural shading devices. Shade calculations shall be based on the summer solstice at 12:00 p.m.
Terraces	• A minimum of 30% open space will be provided • Provide shade for a minimum of 50 percent of occupiable roof areas using minimum 5 gallon shrubs for vegetation and structural shade.
Open Space	• A minimum of 50 percent of all accessible public and private open space areas shall be shaded. This calculation includes only occupiable hardscape areas not considered public sidewalks.

[3]

The parking standards for this project have been reduced, as shown on the Comparative Zoning Standards Table on page 3, based on several factors. First changing trends in transportation including ridesharing options such as uber and Lyft mean that fewer people will be driving their own cars and parking them. Also reduced parking standards are warranted because of the proximity of public transit options. There are five transit stops within ¼ mile of the property on three on Greenway Parkway and two on Scottsdale Road. In addition to that, there are a number of new higher density residential projects in this area which increases the number of people that can walk or bike to work easily.

Fences and Walls

All site fences and walls will be consistent with **Section 703.A** of the Phoenix Zoning Ordinance, in addition to the following:

1. All refuse locations shall be screened by a 6'-0" minimum height decorative screen wall that complements the design and character of the primary building.

[3] Shade cast from a building shall count towards shade calculations

Amenity Standards

1. Provide civic space that is improved open space intended for use by the general public. Civic space is designed to the same standards within this document but differs by being visually and physically accessible by the general public.
2. Include public amenities such as lit bollards, waste receptacles (recycling and trash), wayfinding, benches, and decorative pedestrian lighting in all civic space areas on the site to create an inviting community open space. In addition, include the following:
    a. Picnic / Dining Area
    b. Seating Areas
    c. 4 pieces of Public Art
    d. Community Open Space
3. Provide a minimum of two shower stalls and ten (10) lockers that will be accessible to the building's occupants.
4. Provide a bicycle "Fix-it-station" behind the sidewalk along 71st Street where a future bike lane is planned.

Lighting Standards

Pedestrian paths and the front of the property will be illuminated. All lighting will be consistent with the standards of **Section 704** and **Section 626.G.5** of the Phoenix Zoning Ordinance in addition to the following:

1. Lighting fixtures should be consistent with and complement the design and character of the primary building.
2. Uniform pedestrian scale lighting should be used for all on-site lighting at building entrance and exits, and in public assembly and parking areas.
3. Large "flood" type lights should be avoided.
4. Sidewalk lighting should be limited to a maximum height of 20 feet

Pedestrian Access and Circulation

1. Primary entrances adjacent to streets will be at a pedestrian scale, shall connect to public sidewalks and will be open during regular business hours.
2. Development should provide a pedestrian network connecting each building together and to public sidewalks and common areas.
3. All pedestrian plazas should be visible, and connect to, the sidewalk of a public street.
4. An enhanced level of pedestrian amenities such as benches, lights, signage, street trees, and shade structures should be provided at pedestrian plaza areas.
5. The pedestrian walkways and paving patterns shall encourage a more pedestrian-friendly and slow vehicular traffic environment.

6. Pedestrian Crossing of the internal drives shall be marked with alternative paving material to slow traffic and improve pedestrian safety.
7. Alternative paving materials such as permeable pavers, porous concrete or similar materials are encouraged for on-site hardscaping to reduce urban heat island effect, and to allow natural drainage and filtration. (See Sustainability Section)
8. All driveways and walks shall be enhanced by using decorative concrete, joint pattern, texture, brick, pavers or integral colored concrete.
9. Sidewalk Standards.
    a. The minimum sidewalk width shall be clear of obstacles except for tree grates and public amenities.

Sidewalk Standards	Minimum Width
Kierland Boulevard Streetscape	8'-0"
Marilyn Road Streetscape	8'-0"
71st Avenue	6'-0"
Internal Walkways	5'-0'

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E. Design Guidelines

The project shall comply with current following Design Guidelines in addition to the City of Phoenix Zoning Ordinance standards and will utilize sustainable best practices for designing in the desert.

Design Guidelines / Architectural Standards

Architectural Style

The development shall be a contemporary style that is an extension of a natural desert landscape and minimizes the perception of building height. Vertical windows blur building floors and adjacent shading elements provide solar protection and a continuous visual connection to the surrounding landscape. The ground floors of buildings shall be transparent to encourage views through buildings connecting the landscape throughout the entire development. The color palette should reflect the surrounding desert hues and incorporate natural accents.

Architectural Diversity

Building design should provide diversity in color, material and depth of plane. A combination of wall plane, vertical elements and horizontal plane shall be incorporated on all four sides of the building's exterior elevations.

Architectural Design Elements

Building entries shall be clearly defined and identifiable. Designs shall incorporate consistent detailing for each side of the building. The use of high-quality exterior materials such as non-reflective and patina metal, glass and stone is encouraged.

Roof Lines

Roofs may be pitched or flat. Continuous roof lines and deep overhangs are encouraged. Vertical and/or horizontal variation in roof lines is encouraged to create variation in the depth of plane and overall massing.

Colors and Materials

The color and materials should be consistent with the surrounding environment. Accent colors are encouraged at railings, fenestration, columns, balconies, copings and fascia.

Mechanical Equipment

All rooftop and ground mounted mechanical equipment shall be fully screened from any adjacent property or right of way.

Architectural Standards Table	
a. Building Form Guidelines	• Buildings should minimize the perception of height through façade articulation that breaks down the mass of the building. • A combination of wall plane setbacks and vertical setback elements shall be incorporated on all four sides of the building's exterior elevations.
b. Building Design Elements	• Building design shall be a contemporary style that draws design cues from the natural desert landscape. • Common entrance lobbies shall be clearly defined and identifiable from the exterior of the building. • Building design shall be consistent for all sides of the building. • Roofs shall be pitched or flat. Continuous roof lines and deep overhangs are encouraged. Vertical and/or horizontal variation in roof lines is encouraged to create variation in the depth of plane and overall massing. • Vertical and horizontal shade elements are encouraged. • Vegetation shall be planted on roof top terraces.
c. Building Colors and Materials	• Building color palette shall reflect the surrounding desert hues and incorporate natural accent colors. • Accent colors are encouraged at railings, fenestration, columns, balconies, copings and fascia. • 20% of façade shall be natural stone • 20% of façade shall be metal with a natural patina finish • 60% of façade shall be glazing. • The reflectivity of glazing shall be limited to 20%.
d. Screening Guidelines	• All rooftop and ground mounted mechanical equipment shall be fully screened from any adjacent property or right of way to the height of the highest equipment. • Screening material shall be consistent with the design and character of the primary building.

F. Signs

Signage within the PUD shall be governed by the regulations applicable to signs as established in the City of Phoenix Zoning Ordinance Section 705, and definitions within Section 202, unless modified within the PUD.

For the purpose of the PUD, all signs, including advertising, informational and directional signage not visible from public streets, along with directional and informational signs of less than three (3) feet in height, shall not be considered as signs (permanent or temporary) and conformance with the following regulations, and permitting with the City of Phoenix shall not be required.

Sign Design Standards

- New signage will directly complement the surrounding area and future residential development.
- Signage within the PUD will maintain a sense of architectural continuity by using similar architectural styles to adjacent buildings and structures.
- Signs shall utilize complementary colors, textures, and materials.
- Sign locations should be integrated with and not visually dominate the adjacent structures and streetscape.
- Signs should be oriented to promote readability and serve their intended purpose.
- Nothing herein shall affect the Owners' ability to use trademarked font or styles in their signage.
- Illumination of signs will be carefully designed to provide a soft, indirect glow that does not negatively impact the community or surrounding properties and conform to
- Section 705.C.6 of the City of Phoenix Zoning Ordinance.

G. Sustainability

This project will be designed in accordance with sustainable best practices to reduce its adverse impact on the environment guided by the following goals:

- Reduced heat island effect through ample open space, desert adapted landscaping and vegetated terraces to include, shrubs etc.
- Promote connectivity to the larger natural environment using Biophilic design principles
- Utilize low use water fixtures and high efficiency HVAC systems
- Building siting and integrated shading strategies to reduce heating/cooling loads
- Promote pedestrian activity through on-site pathways, shaded outdoor seating areas and bicycle amenities. These encourage bicycles and pedestrian, reducing car use.

Guidelines

This section is to identify sustainability standards that are measurable and enforceable by the City and identify practices or techniques for which the property owner/developer will be responsible that are integral to this unique Project. The purpose of this section is to promote fair, comprehensive, and enforceable regulations that will create a positive sustainable environment for the Property.

Planning principles that advocate for a sustainable community are integral to the Project and are an important foundational element of the PUD. Development within the Project will advance sustainability through land planning principles, building techniques and methodology. The following sustainability measures will be incorporated as appropriate and feasible within the development:

Landscape:

- Use of native, drought tolerant plants is required. Irrigation provided to establish new plantings and then tapered off to only times of drought.
- Vegetation will be planted on the terraces.
- Invasive plant species shall not be used.
- Plant selections should support native insects and birds by providing habitat and food resources.
- Retain all rainwater on site, use of bosques and bioswales with appropriate plantings is required.
- Natural shade to be provided along all walkways.
- Non-potable or gray water for required irrigation is encouraged.
- Shade trees to be provided around buildings with focus on south and west elevation to diffuse glare and minimize heat island effect.

- Effort should be made to manage stormwater on site through use of permeable pavements and Low Impact Development details.
- Design shall focus on creating Indoor/Outdoor connections to plants and daylight that help reduce stress and promote well-being.

Hardscape:

- The project shall reduce Heat Island Effects:
    - Comply with Shade Standards within this document that are more stringent than current CP/GCP Zoning
    - 75% percent of hardscape area should be shaded or be a non-absorptive material (Have Minimum SRI Value of .33 at time of installation)
- Hardscape to be minimized around site, pervious paving is encouraged.
- Walkways and plazas to be high albedo (0.70 - 0.80) to minimize heat gain but due to glare concerns these areas must be shaded.
- Walkways and plazas to have benches, planter areas, bike parking, bike service station, waste receptacles (recycling and trash), drinking fountains and pick up/drop off areas that are easily accessible to building entries.
- Asphalt areas should be minimized with no extraneous parking or drives. Vegetated islands within parking areas and along the perimeter should contain mature trees (48" box minimum) and provide shade for 20% of the parking area.
- As an alternate to tree shading of parking areas, structured covered parking is acceptable. This, in turn, provides an opportunity for photovoltaic panels.
- Parking area to provide minimum 4 car recharging stations.
- All site lighting to be LED lighting with full cut-off fixtures.

Energy:

- Buildings are required to commission an energy model to determine efficient HVAC strategy for the project and inform glazing and insulation requirements.
- Each building is to be provided with centralized HVAC systems that can provide cooling to all spaces. A chilled water loop economizer system is preferred.
- Energy recovery mechanical units to be provided to all common spaces.
- Programmable thermostats are to be provided for all tenant spaces.
- A routine maintenance program is required for all tenant spaces. This is to include regular changing of air filters and verification that all systems are working properly.
- All supply and return ducts are to be sealed.
- Passive strategies are to be considered: exterior shading devices on west and south facades, less glazing with higher performance windows on west and south facades, orienting buildings to take advantage of north and east sunlight and views, and daylighting of all occupied space.
- Commissioning of all HVAC systems is required.
- Ventilation control systems should be provided.

- CO2 based occupancy control systems are encouraged.
- LED lighting is required throughout with a recommended 700-5000K in color temperature and a CRI (Color Rendering Index) score of 80. LED lighting should be provided with dimming controls.
- All building rooftops to be "solar ready" structure to support a ballasted system and there should be a dedicated conduit run from the rooftop to the electrical room allowing easy hookup in the future.
- Buildings should be provided with rooftop photovoltaic panels.

Building Construction Type:

- Steel building construction is encouraged, concrete structure is discouraged. Cross laminated timber structure is ideal.
- Steel should be made from 90% recycled materials and ideally created by the electric arc method.
- Construction waste is to be recycled at 75% minimum.
- Foamed plastic roofs are encouraged, all roof membranes to be white to minimize heat island effect. Roof system should have high R-value, no less than continuous R-30.
- Walls to be provided with 2" continuous rigid insulation with thermal breaks. Wall cavities to be filled with closed cell spray insulation.
- Windows to be energy efficient with low U-value with low E coatings and thermal breaks.
- Exterior doors to be insulated.
- Building to provide recycling stations in each tenant space and all common spaces.

Interiors:

- The use of recycled or rapidly renewable materials is encouraged.
- Materials in common spaces to be durable, cleanable and should be antimicrobial.
- Organic materials such as natural stone, cork, wool or wood are encouraged.
- Low VOC content for all materials and adhesives is required, reference https://www.usgbc.org/credits/reqeq4r0 for these guidelines.
- All wood products to FSC (Forest Stewardship Council) certified.
- Materials shall be encouraged to not be Red List materials, reference https://living-future.org/declare/declare-about/red-list/ for these materials.
- Biophilic design is encouraged: indoor plantings or living walls are ideal, natural textures and products such as wood are encouraged. Materials used artfully to suggest natural patterns or designs are encouraged. Daylighting of common spaces should be emphasized.

H. Infrastructure

1. Grading and Drainage

This site is a redevelopment site and all Grading and Drainage for the Site will be designed to meet all City of Phoenix standards.

2. Water and Wastewater

According to the original infrastructure fact finding for this site, Water and wastewater will be provided by the City of Phoenix. There are water and sewer mains adjacent to the site however extension of those lines to service the development onsite will be the responsibility of the developer.

EXISTING WATER
8-inch ACP watermain within Kierland Blvd. 8-inch ACP watermain within Marilyn Rd.
8-inch DIP water main within 71st St.

EXISTING SEWER
12-inch VCP sewermain in Kierland Blvd.
8-inch VCP sewermain within Marilyn Rd.
8-inch VCP sewermain 71st St.
Services: City map shows an 8-inch sewertap off of the 8-inch in main in Marilyn.

3. Circulation

The goal of the circulation plan for this project is to minimize traffic flows onto Kierland Boulevard and Acoma Drive, and more specifically limit traffic flows into the neighborhood to the southwest. For that reason, the access points along Kierland Boulevard have been limited. Figure 10 shows the circulation plan for Kierland Sky. The northernmost access point is limit with no left turns out, the second access point is a one-way access point into the property.

A traffic impact analysis was conducted for Kierland Sky; what follows is a summary of the findings and recommendations for improvements. A copy of the study was submitted with this application and the main study is attached as Appendix A.

The traffic analysis found that the proposed development is anticipated to generate 5,448 weekday daily trips, 626 trips during the AM peak hour, (538 in/ 88 out), and 621 trips during the PM peak hour, (99 in/522 out). Most of the traffic will go toward the east of the site where the parking garage will be located. Traffic will enter and exit via Marilyn Road and 71st Street.

Vehicular

The infrastructure fact finding also concluded that there are no roadway dedications for this site; however, the study showed that signal timing issues will need to be address and improvements to the left turn lane onto Greenway Parkway heading west will be required to maintain existing levels of service for roadways in the area.

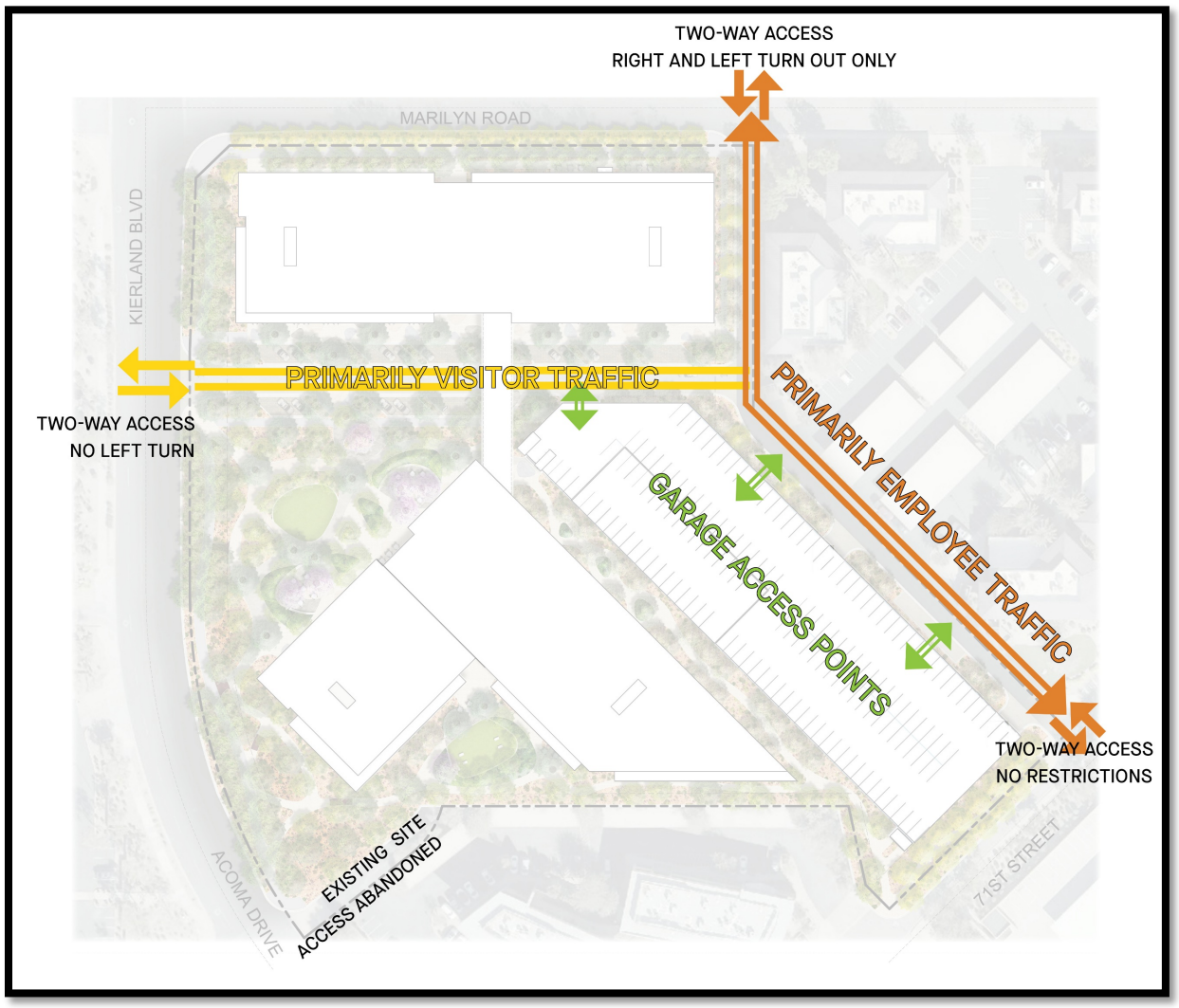

Figure 10 Vehicular Circulation Plan

The results of the existing conditions analysis indicate that most study Intersections operate with acceptable levels of service ("LOS") LOS D or better. The study provided the following recommendations be implemented to maintain a LOS of D or better for the surrounding roadways.

Queue Storage

The recommended storage lengths are provided for study horizon year 2022 using the total traffic projections. The proposed mitigation at Kierland Boulevard and Greenway

Parkway requires the reconstruction of the median and restriping to provide the northbound dual-left lanes. The recommended queue storage length should be extended to a total of 310 feet (155 feet per lane).

Sight Distance

The contractor should ensure that sight visibility is provided at all driveways according to the distances calculated and that sight triangles at public intersections are maintained according to Section 31-13 of the City Code. All vegetation and trees should be maintained according to City of Phoenix regulations.

Signal Phasing Improvements

It is recommended that the green time phasing for the following intersections adjusted in accordance with the Traffic Study prepared by Civtech, dated March 2020. These phasing adjustments should be coordinated with the City of Scottsdale to ensure acceptable progression is kept while achieving improved levels of service.

- The signalized intersection of **Kierland Boulevard & Greenway Parkway**
- The signalized intersection of **Scottsdale Road & Acoma Drive**.

Pedestrian

Figure 11 Pedestrian Circulation Plan shows the proposed pedestrian and flows for the project. The flows are focused on access points along Kierland Boulevard which provides pedestrian access for people walking to transit stops located along Greenway Parkway and Scottsdale Roads. Transit stops are located within a quarter of a mile of the site making walking a viable option for employees. The access points are also focused on access to the residential neighborhoods to the southwest providing opportunities to walk to work or just walk and enjoy the open space amenities, the ground floor retail, coffee shops and restaurants.

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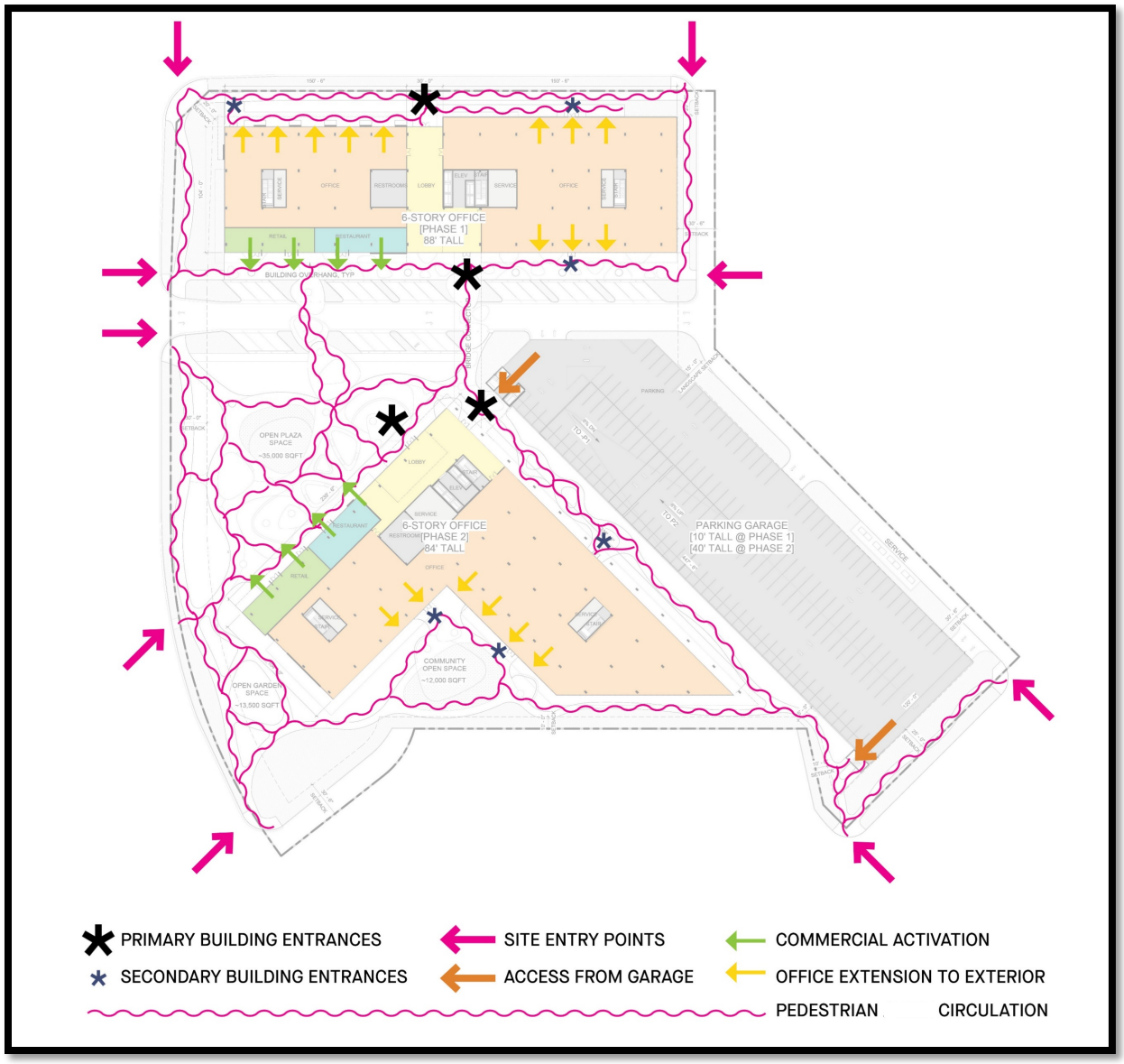

Figure 11 Pedestrian Circulation Plan

- Various access points are located around the site to accept visitors from the surrounding businesses as well as the residents in the neighborhood to the south
- Landscaped walkways are protected with shade trees/the building connects the various site elements, dispersing visitors throughout the different open landscaped areas, to the building entrances and retail/restaurant areas
- Paving/at-grade internal drive curbs are blurred for a better pedestrian experience

Bicycles

- Bicycle accommodations and parking are provided throughout the project site to encourage alternate modes of transportation and promote a healthy lifestyle for employees and visitors.

Figure 12 shows a graphic depiction of an internal drive that illustrates the intention of the site plan for pedestrian and bicycle circulation from a profile perspective. The legend at the bottom right of the diagram shows perspective viewpoint for the profiles.

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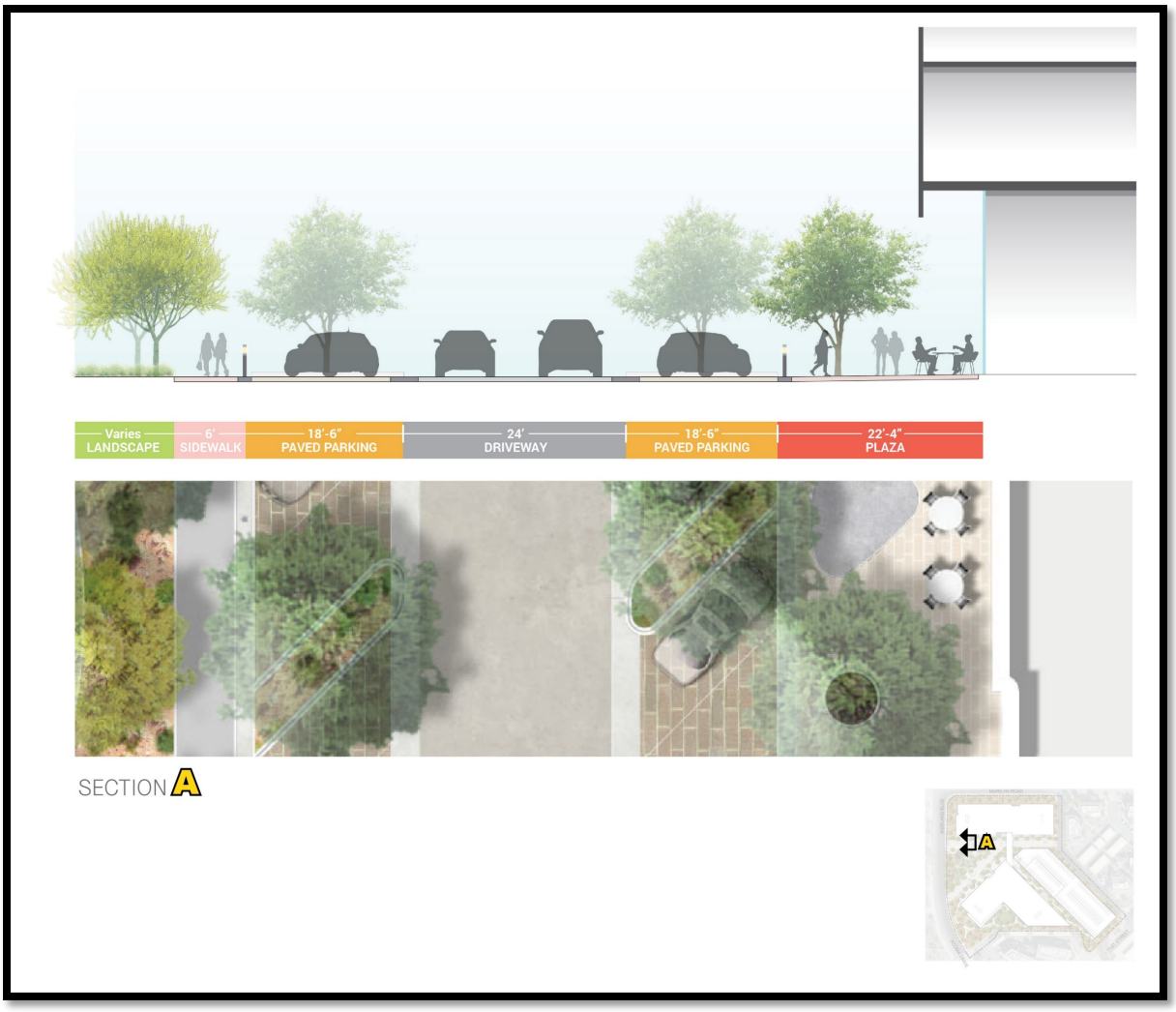


Figure 12 Conceptual Profile Interior Drive

I. Comparative Zoning Standards Table

Kierland PUD Comparative Development Standards Table		
	CP/GCP	PUD
Max. Height	18' within 30' of perimeter lot line; 1' increase per 3' additional setback, maximum 56' to 80' with use permit and site plan	**Phase 1** -88'-0"
Max. Height	18' within 30' of perimeter lot line; 1' increase per 3' additional setback, maximum 56' to 80' with use permit and site plan	**Phase 2** - 84' -0" Stepdown to 56'0"
Max. F.A.R.	N/A	2
Lot Coverage	50%	52%
Setbacks Building:		
Interior lot line not on a street	0'	10'
Kierland Blvd.	30	30'
Marilyn Rd.	20	20
71st St.	20	25'
Along internal drive	N/A	30'6"
Landscape Setbacks:		
Street setbacks	Shall be landscaped	
Kierland Blvd.	Shall be landscaped	30'
Marilyn Rd.	Shall Be Landscaped	20'
71st Street	Shall Be Landscaped	25'
East Private Drive	Shall be Landscaped	15'
Parking Standards:		
General Office >50,000 sq. ft.	3.2/1,000 sq. ft. of TLA	3.03/1,000 sq. ft. TLA
Retail	1/300 sq. ft.	1/250 sq. ft.
Restaurant	1/50 sq. ft.	1/80 sq. ft.
Max Height Parking Garage	18' within 30' of perimeter lot line; 1' increase per 3' additional setback, maximum 56' to 80' with use permit and site plan	40'

4

[4] Development will be consistent with Section 507 Tab A. of the City of Phoenix Zoning Ordinance.

Legal Description
Kierland Sky 14635 N. Kierland Boulevard

Per Warranty Deed

T3N, R4E S10

A portion of Lot 4, KIER.LAND COMMERCE SOUTH, according to Book 465 of Maps, page 10, records of Maricopa County, Arizona, being more particularly described as follows:
COMMENCING at the Centerline intersection of Kierland Boulevard with Marilyn Road, as recorded on the plat of Kierland Commerce South. according to Book 465 of Maps, page 10, records of Maricopa County, Arizona;
thence along said centerline of Marilyn Road North 89 degrees 44 minutes 11 seconds East, a distance of 485.24 feet;
thence South 00 degrees 15 minutes 52 seconds East, leaving said centerline, a distance of 30.00 feet to a point on the Southern right-of-way of said Marilyn Road, said point also being the Point of Beginning of the parcel herein described;
thence South 00 degrees 15 minutes 52 seconds East, leaving said Southern right-of-way a distance of 213.49 feet;
thence South 44 degrees 57 minutes 48 seconds East a distance of 357.95 feet to a point on the Western right-of-way of 71st Street;
thence South 45 degrees 02 minutes 42 seconds West, along said western right-way of 71" Street a distance of 201 .40 feet;
thence North 44 degrees 57 minutes 48 seconds West leaving said Western right-of-way a distance of 26.96 feet;
thence North 12 degrees 32 minutes 47 seconds West, a distance of 64.48 feet;
thence South 89 degrees 44 minutes 08 seconds West, a distance of 324.50 feet to a point of curvature of a non-tangent curve concave to the Northwest whose radius bears North 75 degrees 28 minutes 55 seconds West, a distance of 72.91 feet;
thence Southwesterly along the arc of said curve through a central angle of 37 degrees 08 minutes 40 seconds, a distance of 47.27 feet to a point of tangency;
thence South 51 degrees 23 minutes 17 seconds West, a distance of 107.98 feet to a point on the Eastern right-of-way of said Kierland Boulevard, said point also being a point of curvature of a non-tangent curve concave to the Northeast, whose center beers North 53 degrees 11 minutes 17 seconds East, a distance of 465.00 feet;
thence Northerly, along the arc of said curve and along said Eastern right-of-way through a central angle of 36 degrees 32 minutes 51 Seconds, a distance of 296.61 feet;
thence North 00 degrees 15 minutes 52 seconds West, along said Eastern right-of-way, a distance of 192.21 feet;
thence North 01 degrees 46 minutes 52 seconds West, along said Eastern right-of-way, a distance of 138.17 feet;
thence North 45 degrees 45 minutes 30 seconds East. leaving said Eastern right-of-way, a distance of 37.42 feet to a point on said Southern right-of-way of Marilyn Road;
thence North 89 degrees 44 minutes 11 seconds East. along said Southern right-of-way, a distance of 418.38 feet to the Point of Beginning of the parcel herein described.

Exhibit 1


E Marilyn Rd
N Kierland Blvd
E Acoma Dr
N 71st St
KIERLAND COMMERCE SOUTH
Subject Property

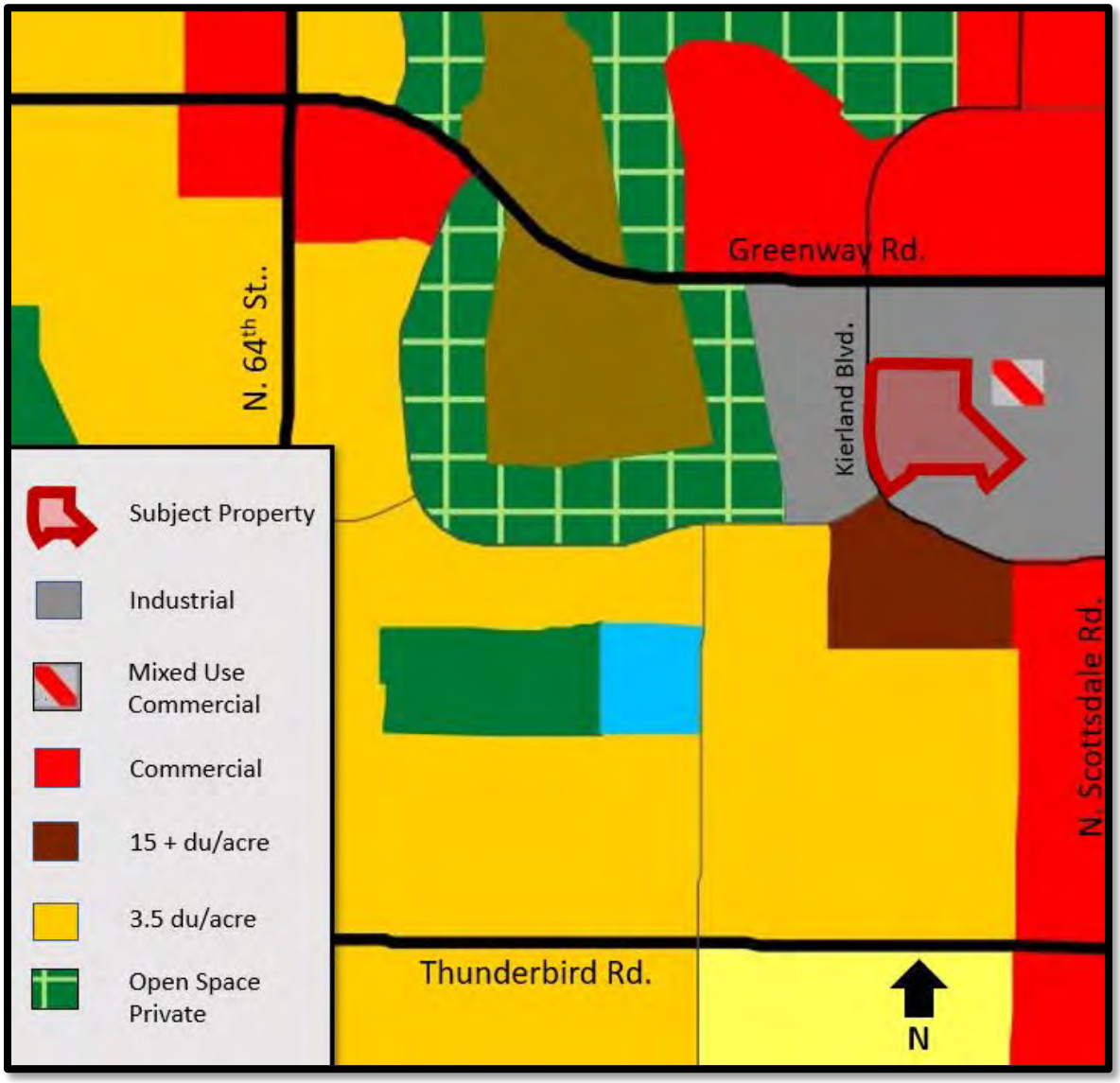
Exhibit 1

Exhibit 2

General Plan Conformance

Land Use Designation

The General Plan land use designation is Industrial as depicted in the figure below.



City of Phoenix General Plan Map 2015

This project is located at the edge of an industrial land use designation, adjacent to a high-density residential land use designation. This makes it an appropriate site for office use as opposed to more intense industrial type of uses because office/retail provides a transition between the more intense uses to north and east.

Exhibit 2

Zoning and Land Use Compatibility

The existing zoning for the site is GC/PCD the proposal is to rezone to PUD consistent with the design standards outlined in the PUD Development Narrative.

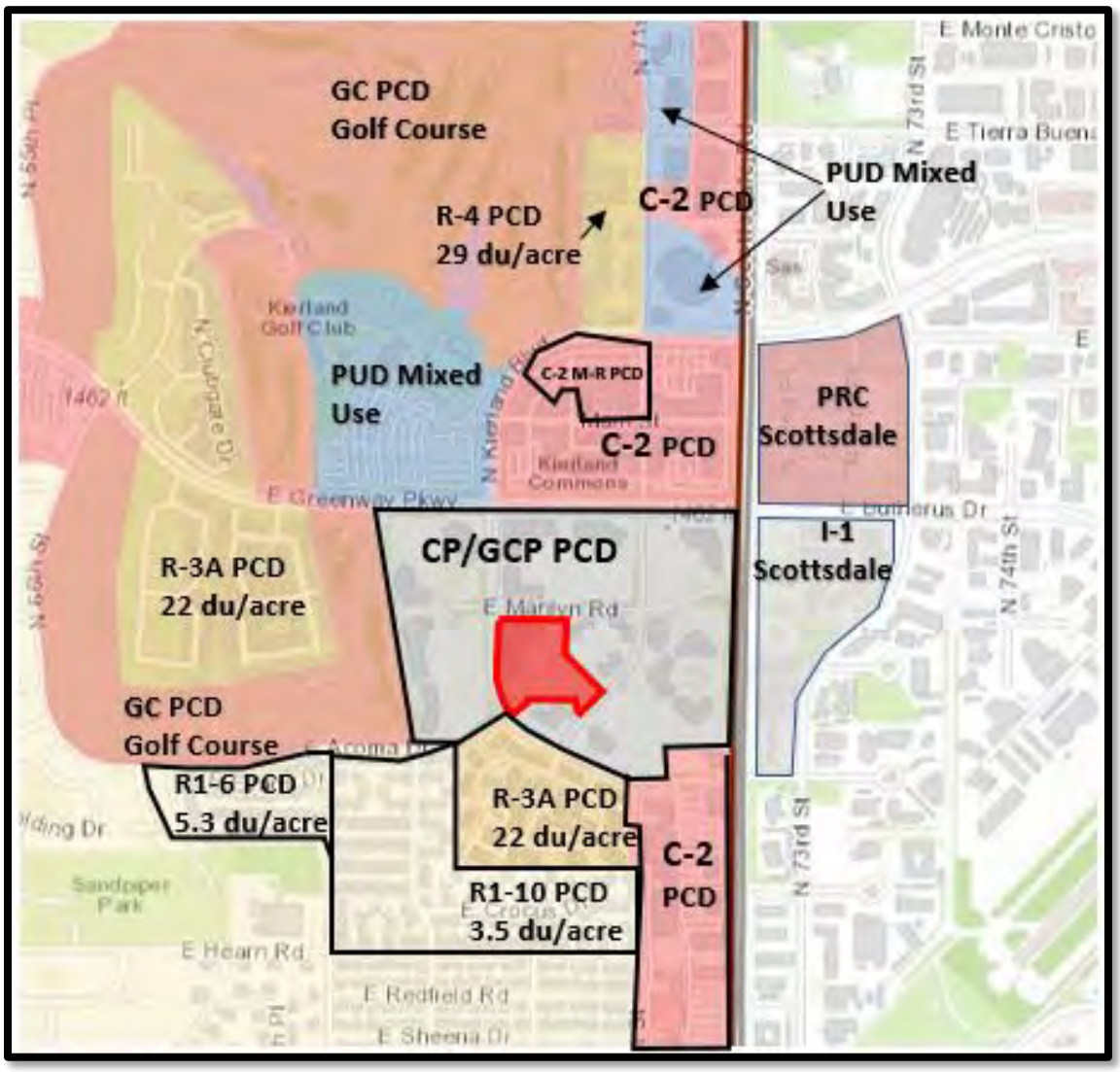
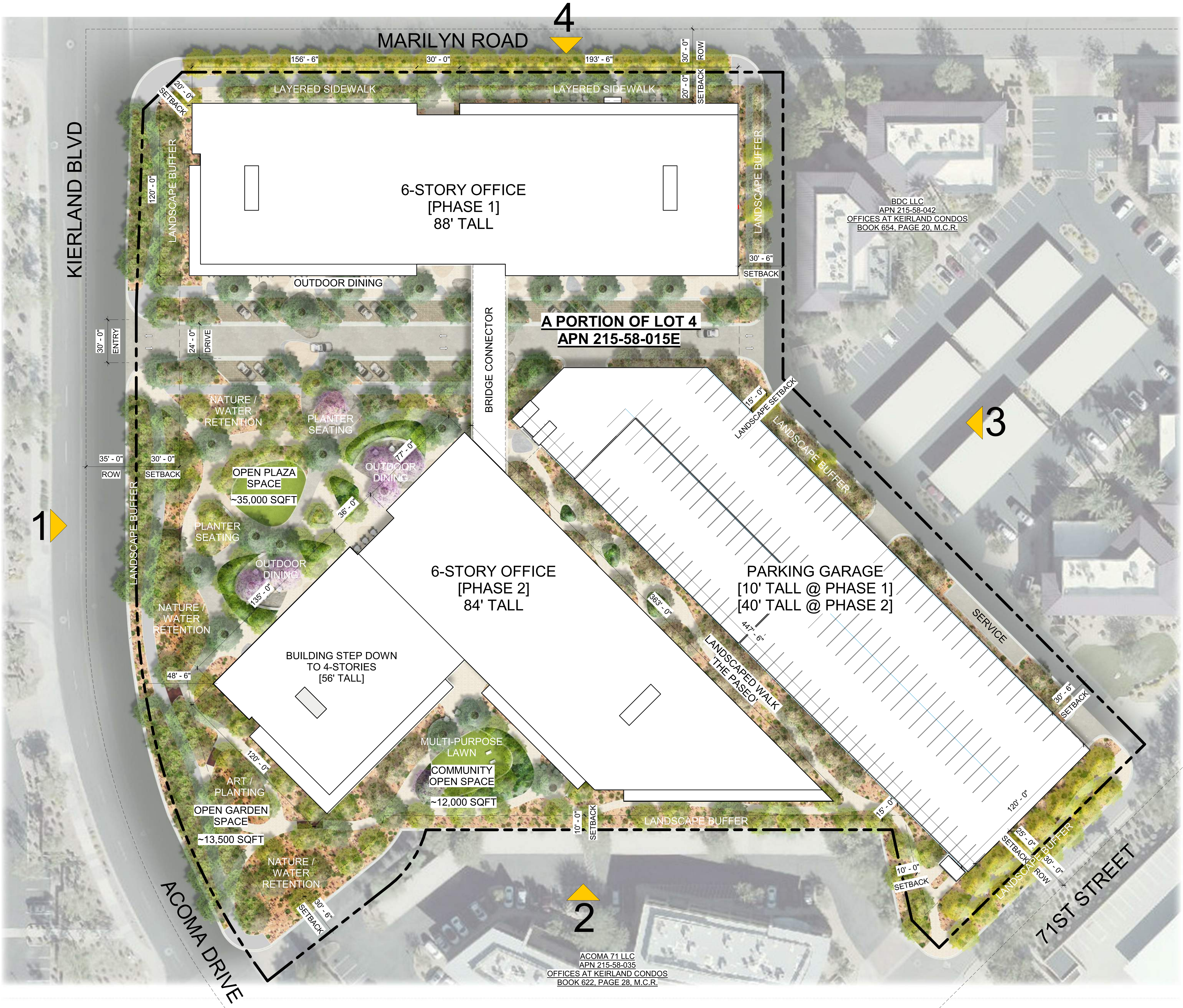


Exhibit 2

Exhibit 3



CONCEPTUAL SITE PLAN 1
SCALE 1" = 40'-0"

0' 20' 40' 80' 160'

N'

DEVELOPMENT STANDARDS

Property Address: **14635 N Kierland Blvd, Phoenix, AZ 85254**
Net Lot Size: **295,403 sqft (6.78 Acres)**
Gross Lot Area: **340,077 sqft (7.81 Acres)**

Current Zoning: Commerce Park / General Commerce Park Option (CP; GCP PCD)

NOTE: Kieland Commerce South Parcel Development Standard modifications underway and proposed standards will be used as opposed to current zoning standards

Max Floor Area Ratio: 2
FAR Provided @ Project Completion **1.71**

Max Commercial Area Allowed: 590,806 gsf (295,403x2) *Parking structure not calculated into FAR
Area Provided @ Project Completion **504,000 gsf**

Max Building Height: (to flat roof surface)	88ft	**Max Height Provided** 88ft
Building Setbacks		**Setbacks Provided**
Kierland Blvd:	30ft	30ft
Marilyn Rd:	30ft	20ft
71st Street:	25ft	25ft
Along Shared Service Drive:	30 1/2ft	30 1/2ft
Along Project South Side:	10ft	15ft

Landscape Setbacks	
Kierland Blvd:	30ft
Marilyn Rd:	20ft
71st Street:	25ft
Along Shared Service Drive:	15ft (from curb)
Along Project South Side:	10ft

Parking Requirements	
General Office / Commercial	1 space / 330sf
Retail	1 space / 250sf
Restaurant	1 space / 80sf

PROJECT PHASING

PHASE 1

6-STORY BUILDING	270,000 sqft	**TOTAL PARKING REQ'D**	**834 spaces**
Office	267,000 sqft	for Office (1/330sf)	809 spaces
Retail / Restaurant	3,000 sqft	for Retail (1/250sf)	6 spaces
(1,500 / 1,500 assumed for parking calc)		for Restaurant (1/80sf)	19 spaces
2-STORY PARKING GARAGE + 2 LEVELS UNDERGROUND	283,588 sqft	sqft above ground 103,588 sqft	sqft below ground 180,000 sqft
Parking Total @ 350sf / space	810 spaces		
PLAZA PARKING PROVIDED	27 spaces	**TOTAL PARKING PROV'D**	**837 spaces**

PHASE 2

6-STORY / 4-STORY BUILDING	234,000 sqft	**TOTAL PARKING REQ'D**	**725 spaces**
Office	231,000 sqft	for Office (1/330sf)	700 spaces
Retail / Restaurant	3,000 sqft	for Retail (1/250sf)	6 spaces
(1,500 / 1,500 assumed for parking calc)		for Restaurant (1/80sf)	19 spaces
+3 LEVELS TO PARKING GARAGE w/ EXPANDED UNDERGROUND	267,072 sqft	sqft above ground 155,382 sqft	sqft below ground 111,690 sqft
Parking Total @ 350sf / space	763 spaces		
		TOTAL PARKING PROV'D	**763 spaces**

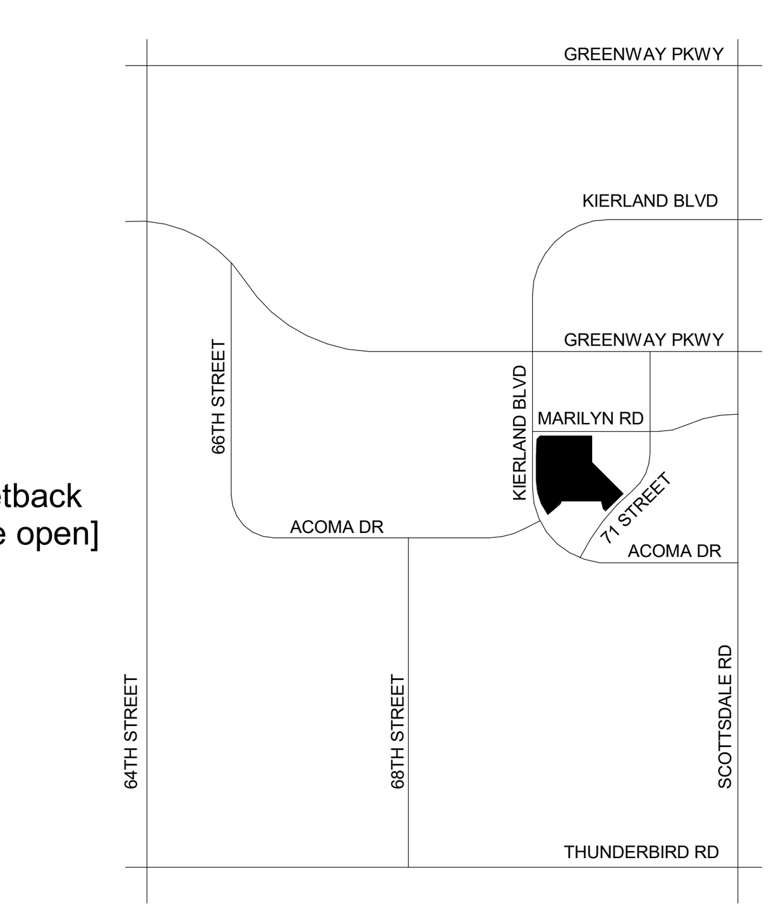
TOTAL DEVELOPMENT DATA

[2] OFFICE BUILDINGS	504,000 sqft	**TOTAL PARKING REQ'D**	**1,559 spaces**
Office	498,000 sqft	for Office (1/330sf)	1,564 spaces
Retail / Restaurant	6,000 sqft	for Retail (1/250sf)	12 spaces
(3,000 / 3,000 assumed for parking calc)		for Restaurant (1/80sf)	38 spaces
5-STORY PARKING GARAGE + 2 LEVELS UNDERGROUND	550,660 sqft	sqft above ground 258,970 sqft	sqft below ground 291,690 sqft
Parking Total @ 350sf / space	1,573 spaces		
PLAZA PARKING PROVIDED	27 spaces	**TOTAL PARKING PROV'D**	**1,600 spaces**

FLOOR AREA RATIO (FAR) total building sqft / net lot area (504,000 / 295,403)	1.71
LOT COVERAGE total coverage sqft / net lot area (151,940 / 295,403)	52%
OPEN SPACE PERCENTAGE	
including internal drives	36%
excluding internal drives	30%

*open space %s exclude open area within landscape setback
[open area within landscape setbacks adds ~ 13% more open]

Exhibit 3



VICINITY MAP

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LEGAL COUNCIL
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Phoenix, Arizona 85004

CONSULTANT
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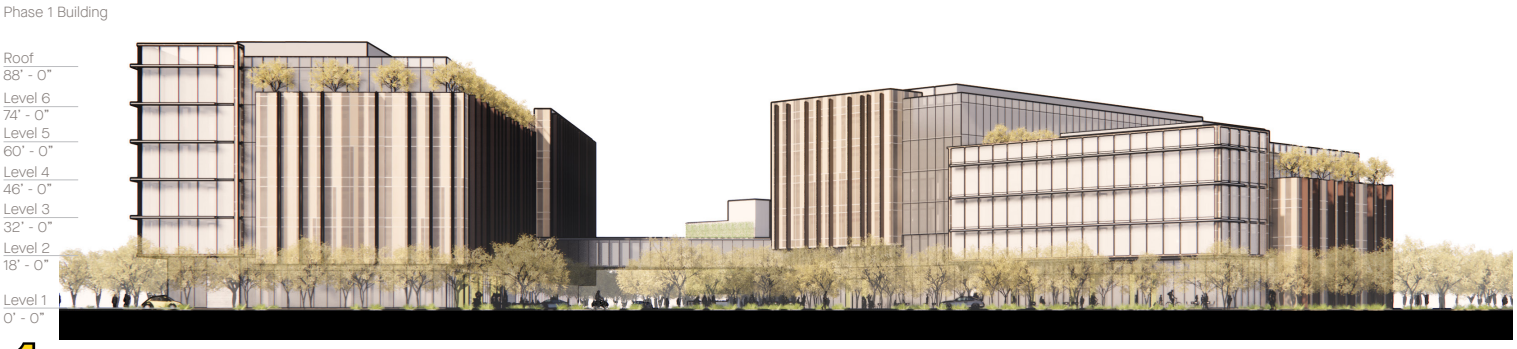
NO.	DATE	DESCRIPTION

Kierland PUD
14635 NORTH KIERLAND BOULEVARD
PHOENIX, AZ
JOB NO: 4139

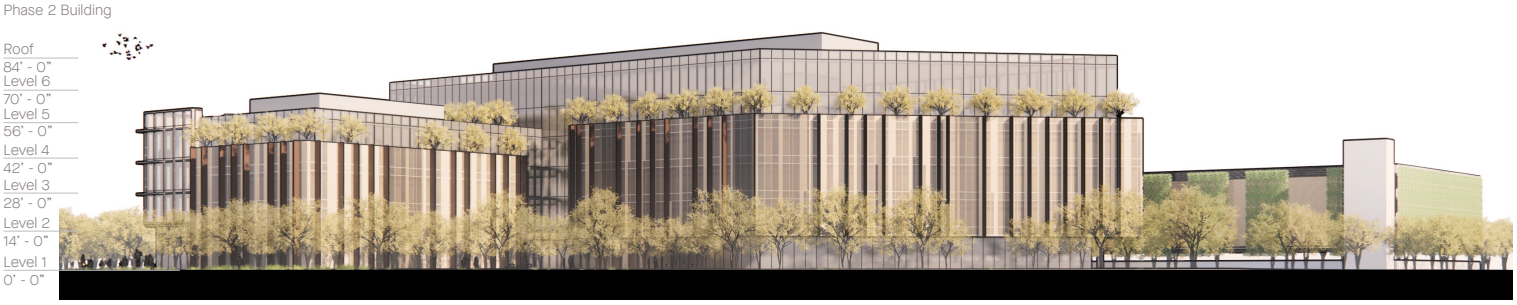
SITE PLAN

A110

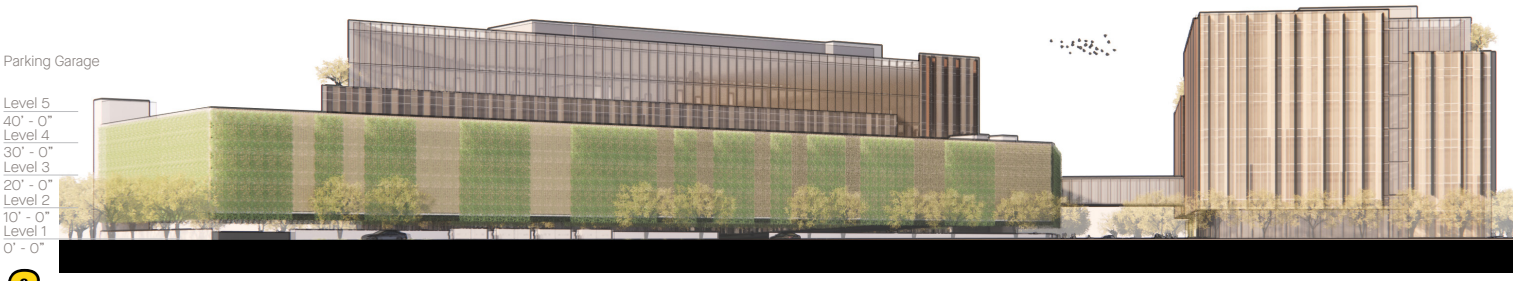
08.31.2020 PUD APPLICATION



1 SITE WEST ELEVATION



2 SITE SOUTH ELEVATION



3 SITE EAST ELEVATION

4 SITE NORTH ELEVATION

Refer to Exhibit 3: Conceptual Site Plan for view locations

Exhibit 3

Exhibit 4


6-STORY OFFICE
[PHASE 1]
88' TALL
OFFICE
RESTROOMS
LOBBY
ELEV
STAIR
SERVICE
RETAIL
RESTAURANT
BUILDING OVERHANG, TYP
BRIDGE CONNECTOR
PARKING
LANDSCAPE SETBACK
5% DN
TO P1
6% UP
TO P2
PARKING GARAGE
[10' TALL @ PHASE 1]
[40' TALL @ PHASE 2]
OPEN PLAZA
SPACE
~35,000 SQFT
6-STORY OFFICE
[PHASE 2]
84' TALL
COMMUNITY
OPEN SPACE
~12,000 SQFT
OPEN GARDEN
SPACE
~13,500 SQFT
SETBACK

Exhibit 4

Exhibit 5

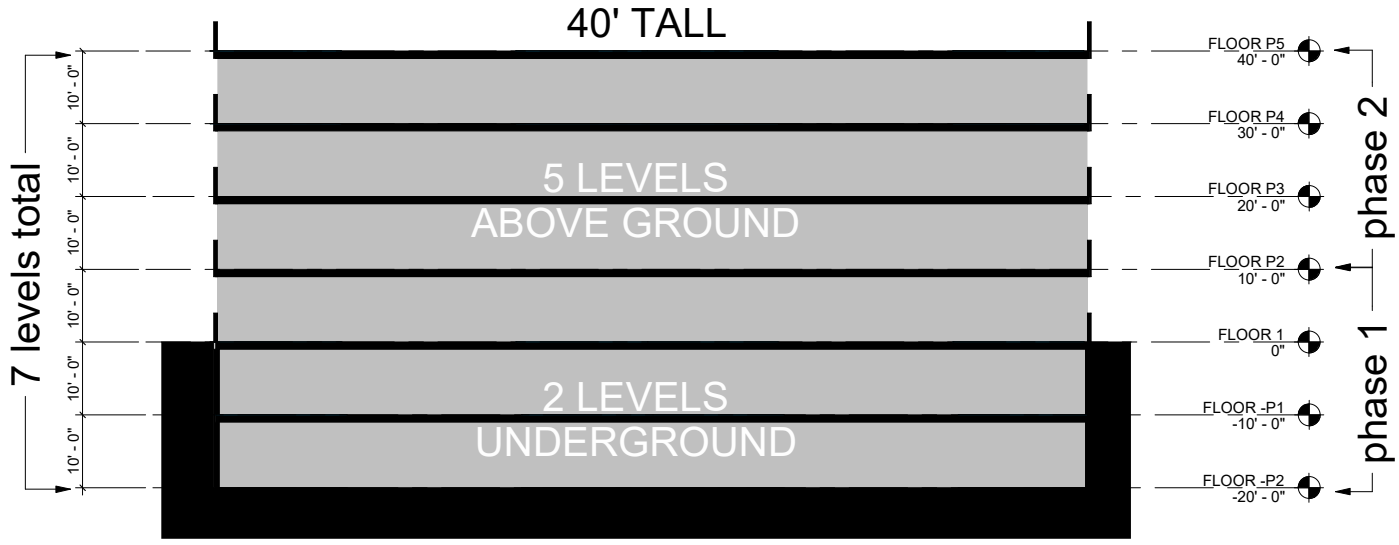

40' TALL
7 levels total
10' - 0"
10' - 0"
10' - 0"
10' - 0"
10' - 0"
10' - 0"
5 LEVELS
ABOVE GROUND
2 LEVELS
UNDERGROUND
FLOOR P5
40' - 0"
FLOOR P4
30' - 0"
FLOOR P3
20' - 0"
FLOOR P2
10' - 0"
FLOOR 1
0"
FLOOR -P1
-10' - 0"
FLOOR -P2
-20' - 0"
phase 2
phase 1

Exhibit 5

Exhibit 6

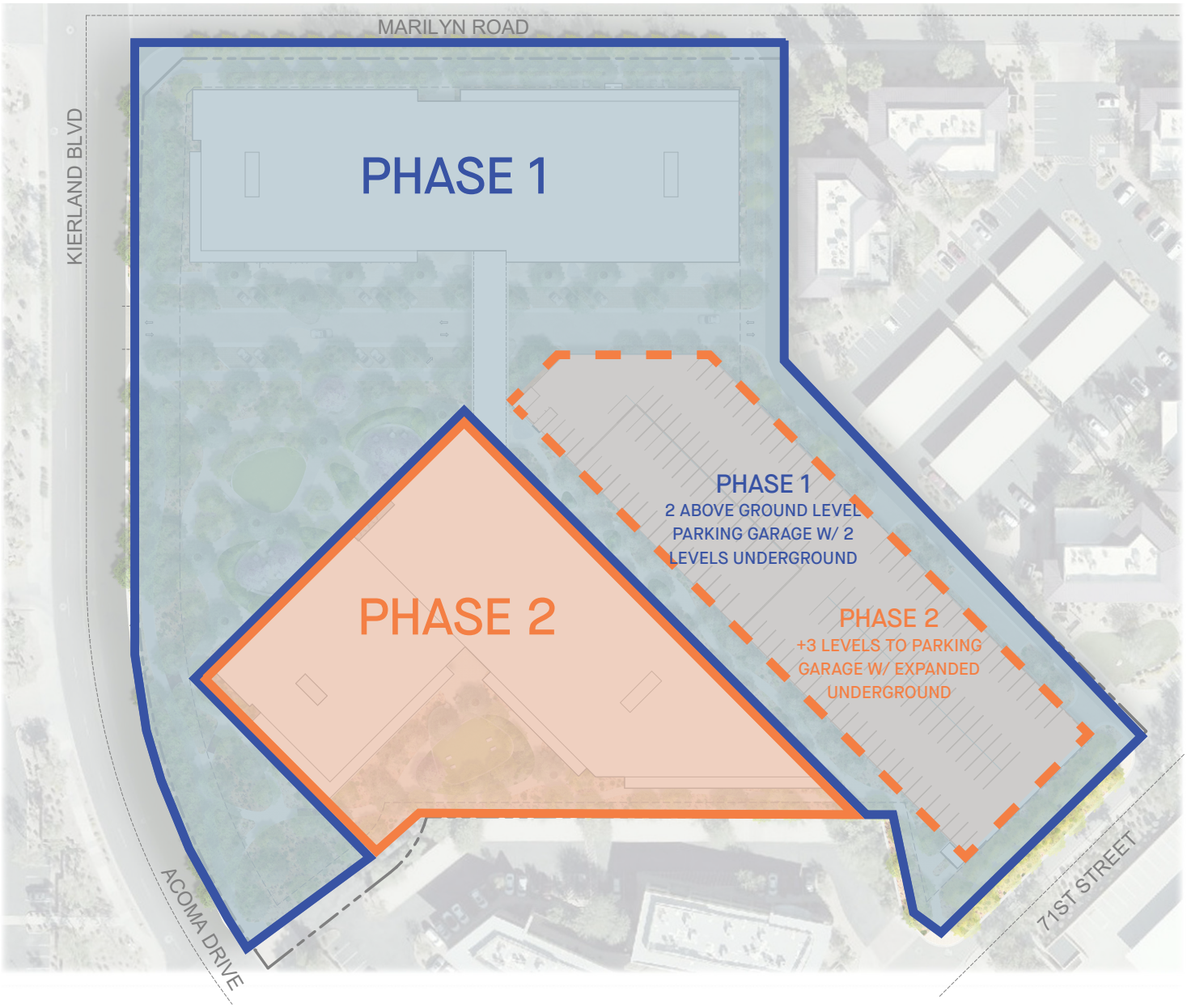

MARILYN ROAD
KIERLAND BLVD
PHASE 1
PHASE 1
2 ABOVE GROUND LEVEL
PARKING GARAGE W/ 2
LEVELS UNDERGROUND
PHASE 2
PHASE 2
PHASE 2
+3 LEVELS TO PARKING
GARAGE W/ EXPANDED
UNDERGROUND
ACOMA DRIVE
71ST STREET

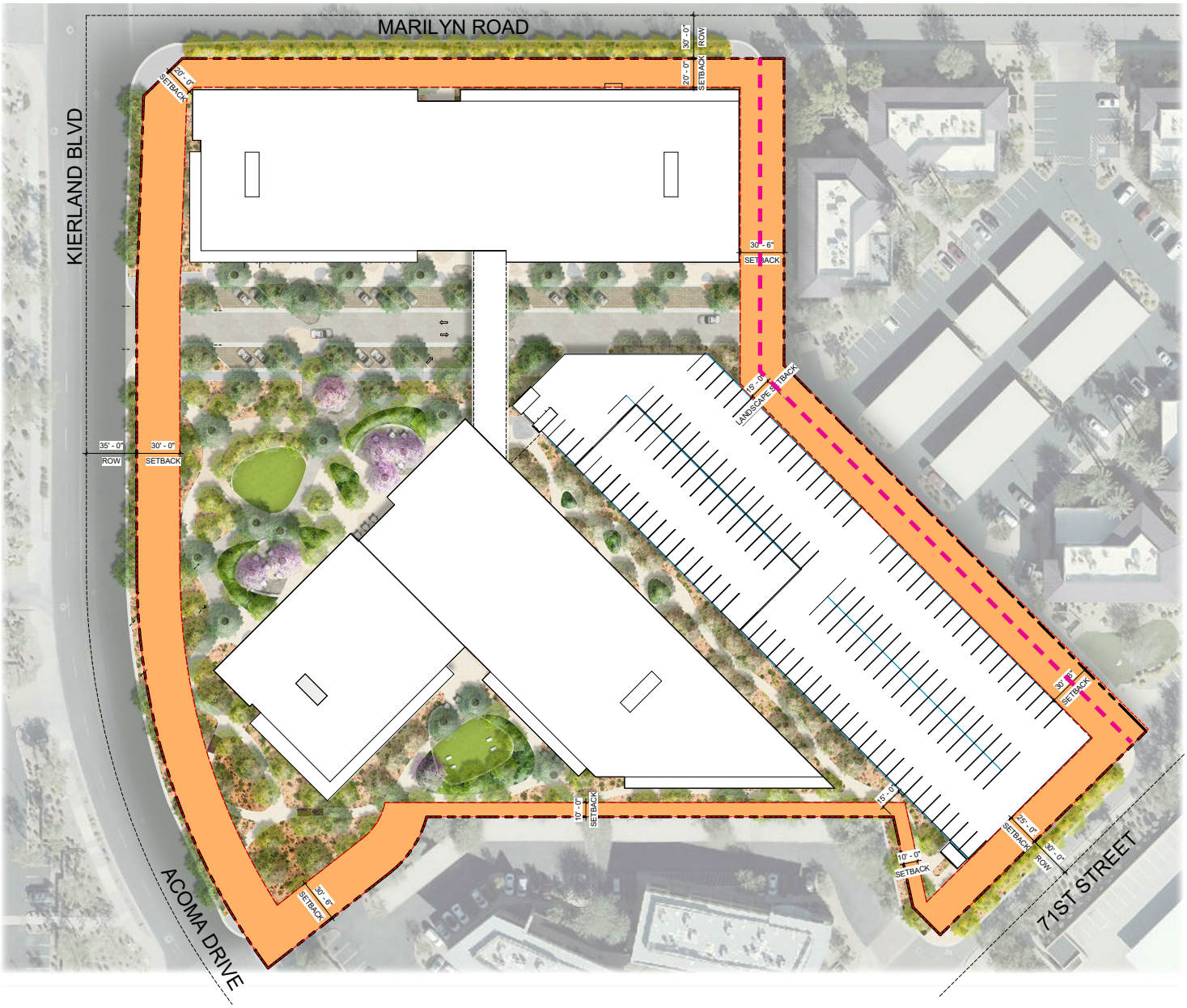
Exhibit 6

Exhibit 7

VIEW FROM KIERLAND

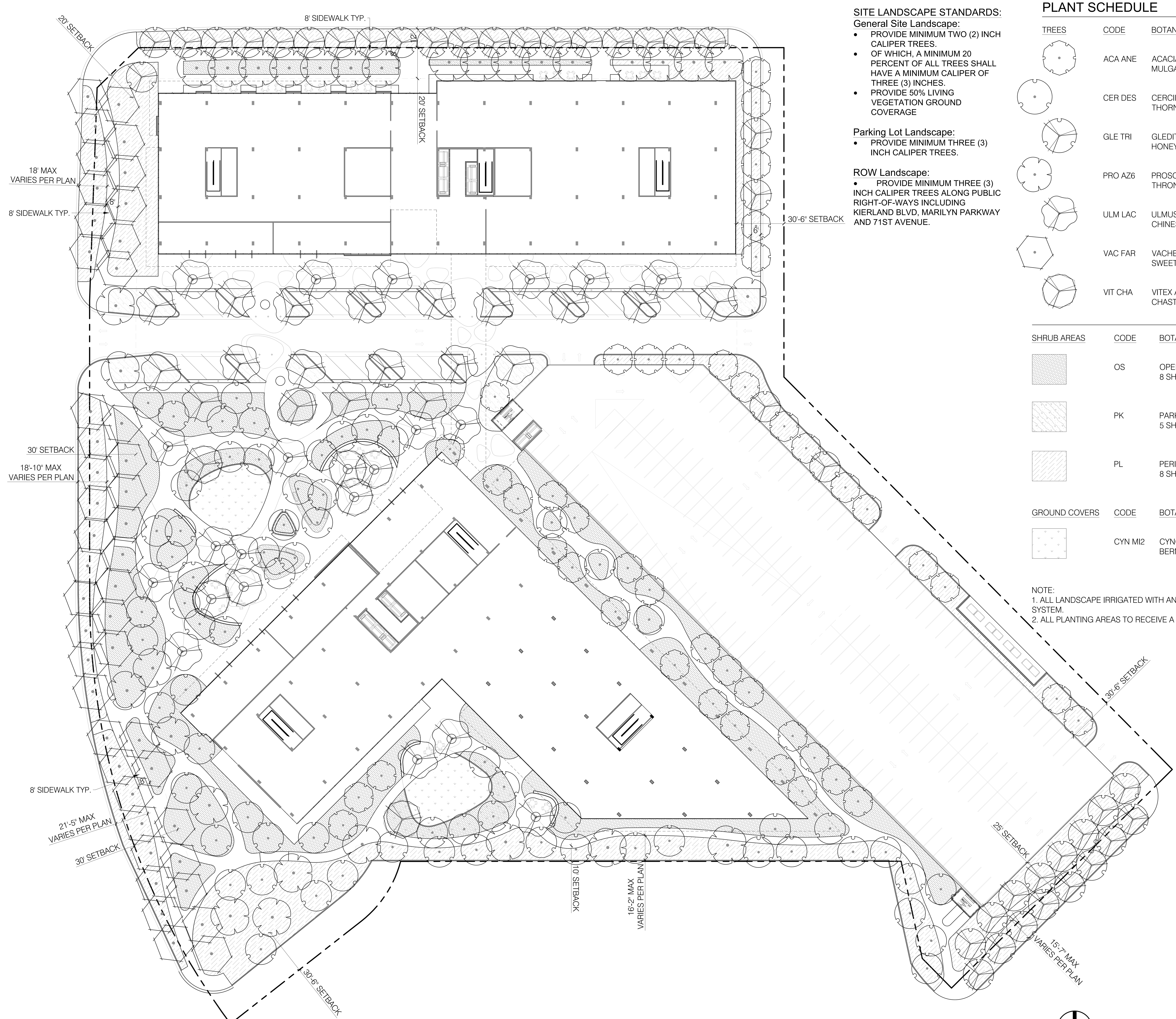
Exhibit 7

Exhibit 8



*SETBACKS IN DRAWINGS REFER TO BOTH BUILDING AND LANDSCAPE SETBACKS
NOTE THE LANDSCAPE SETBACK ALONG THE EAST IS TAKEN 15FT FROM THE CURB

Exhibit 8



1 LANDSCAPE SITE PLAN
1" = 30'-0"

NORTH

SCALE: 1" = 30'-0" (0, 15', 30', 60')

SITE LANDSCAPE STANDARDS:

General Site Landscape:

- PROVIDE MINIMUM TWO (2) INCH CALIPER TREES.
- OF WHICH, A MINIMUM 20 PERCENT OF ALL TREES SHALL HAVE A MINIMUM CALIPER OF THREE (3) INCHES.
- PROVIDE 50% LIVING VEGETATION GROUND COVERAGE

Parking Lot Landscape:

- PROVIDE MINIMUM THREE (3) INCH CALIPER TREES.

ROW Landscape:

- PROVIDE MINIMUM THREE (3) INCH CALIPER TREES ALONG PUBLIC RIGHT-OF-WAYS INCLUDING KIERLAND BLVD, MARILYN PARKWAY AND 71ST AVENUE.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	QTY	CAL.
	ACA ANE	ACACIA ANEURA MULGA	44	2" MIN.
	CER DES	CERCIDIUM X `DESERT MUSEUM` THORNLESS PALO VERDE	69	2" MIN. MULTI
	GLE TRI	GLEDITSIA TRIACANTHOS HONEY LOCUST	41	2" MIN.
	PRO AZ6	PROSOPIS HYBRID AZT THRONLESS HYBRID MESQUITE `AZT`	30	2" MIN.
	ULM LAC	ULMUS PARVIFOLIA CHINESE LACEBARK ELM	35	2" MIN.
	VAC FAR	VACHELLIA FARNESIANA SWEET ACACIA	45	2" MIN.
	VIT CHA	VITEX AGNUS-CASTUS CHASTE TREE	8	2" MIN. MULTI

SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	QTY
	OS	OPEN SPACE 8 SHRUBS PER TREE	38,377 SF
	PK	PARKING LOT LANDSCAPE 5 SHRUBS PER TREE	4,891 SF
	PL	PERIMETER LANDSCAPE 8 SHRUBS PER TREE	36,358 SF

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	QTY
	CYN MI2	CYNODON DACTYLON `MIDIRON` BERMUDA GRASS	3,504 SF

NOTE:
1. ALL LANDSCAPE IRRIGATED WITH AN PERMANENT AUTOMATIC IRRIGATION SYSTEM.
2. ALL PLANTING AREAS TO RECEIVE A 2" COVER OF DECOMPOSED GRANITE.

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NO.	DATE	DESCRIPTION

Kierland PUD

14635 NORTH KIERLAND BOULEVARD
PHOENIX, AZ
JOB NO: 4139

LANDSCAPE PLAN

L101

08.31.2020 PUD APPLICATION

Exhibit 9

OPEN SPACE [EXCLUDING LANDSCAPE SETBACKS + INTERNAL STREETS] ~ 87,600 SQFT [~30% OF NET SITE AREA]

OPEN SPACE IN LANDSCAPE SETBACKS ~ 42,000 SQFT [+13% OF OPEN AREA]

Exhibit 9

Exhibit 10

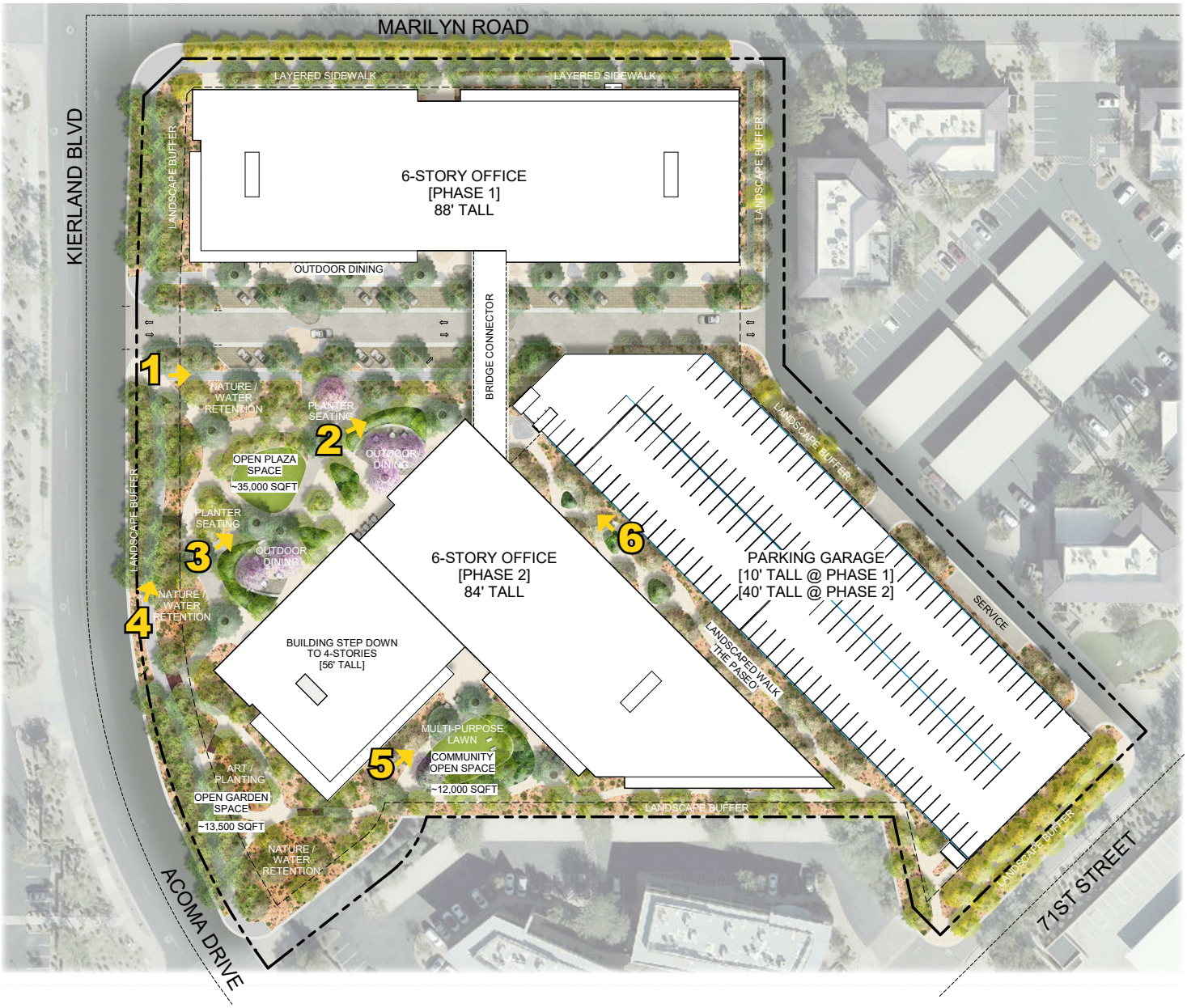

Exhibit 10

Refer to Exhibit 10: Conceptual Landscape Vignettes

VIEW 1 - along internal drive

VIEW 2 - bike + pedestrian friendly environment

VIEW 3 - northern open space plaza

VIEW 4 - along detached sidewalk on kierland

VIEW 5 - southern community open space

VIEW 6 - paseo view looking north

Refer to Conceptual Landscape Plan for view locations

Exhibit 10

Exhibit 11

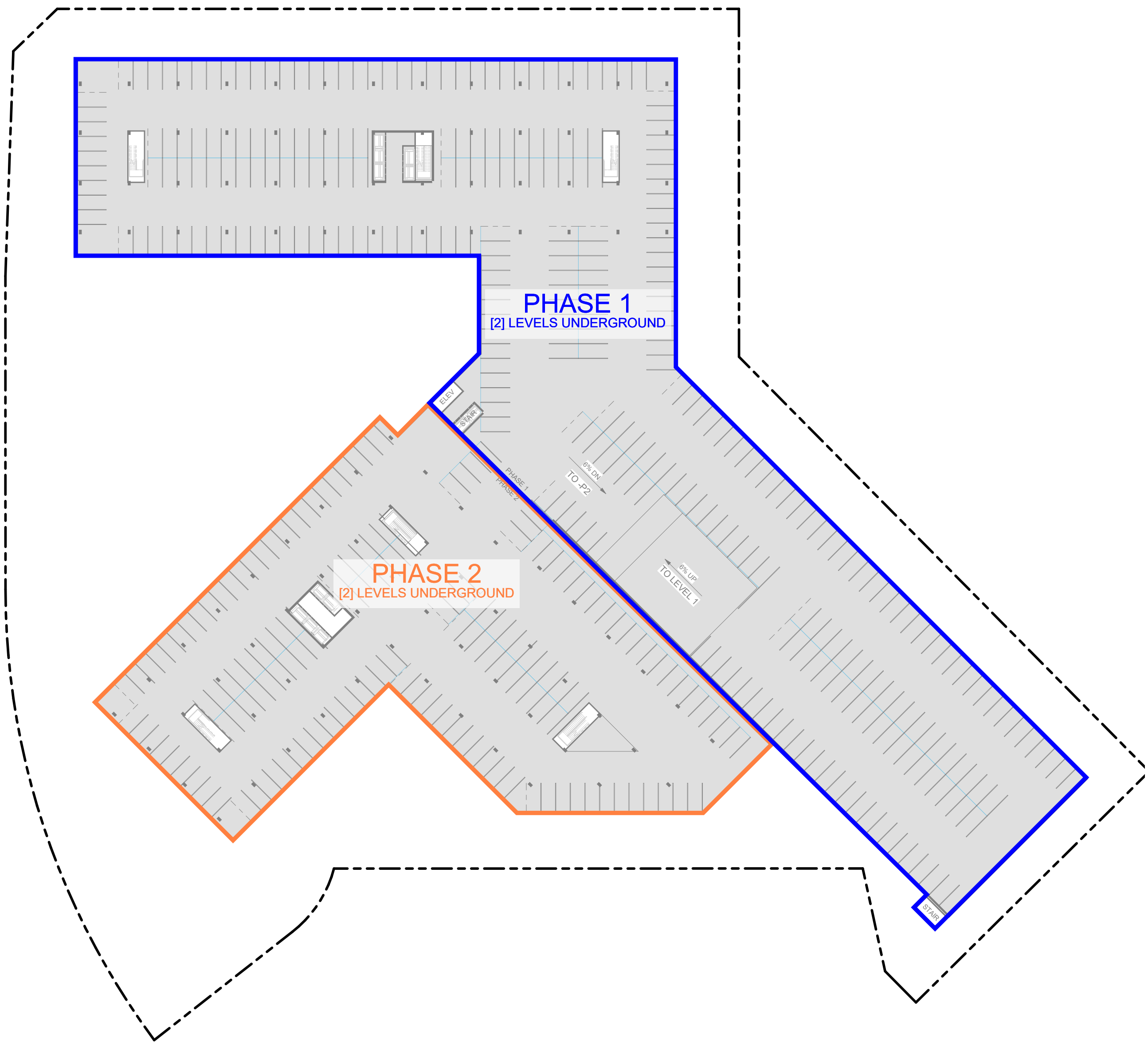

Exhibit 11

Exhibit 12

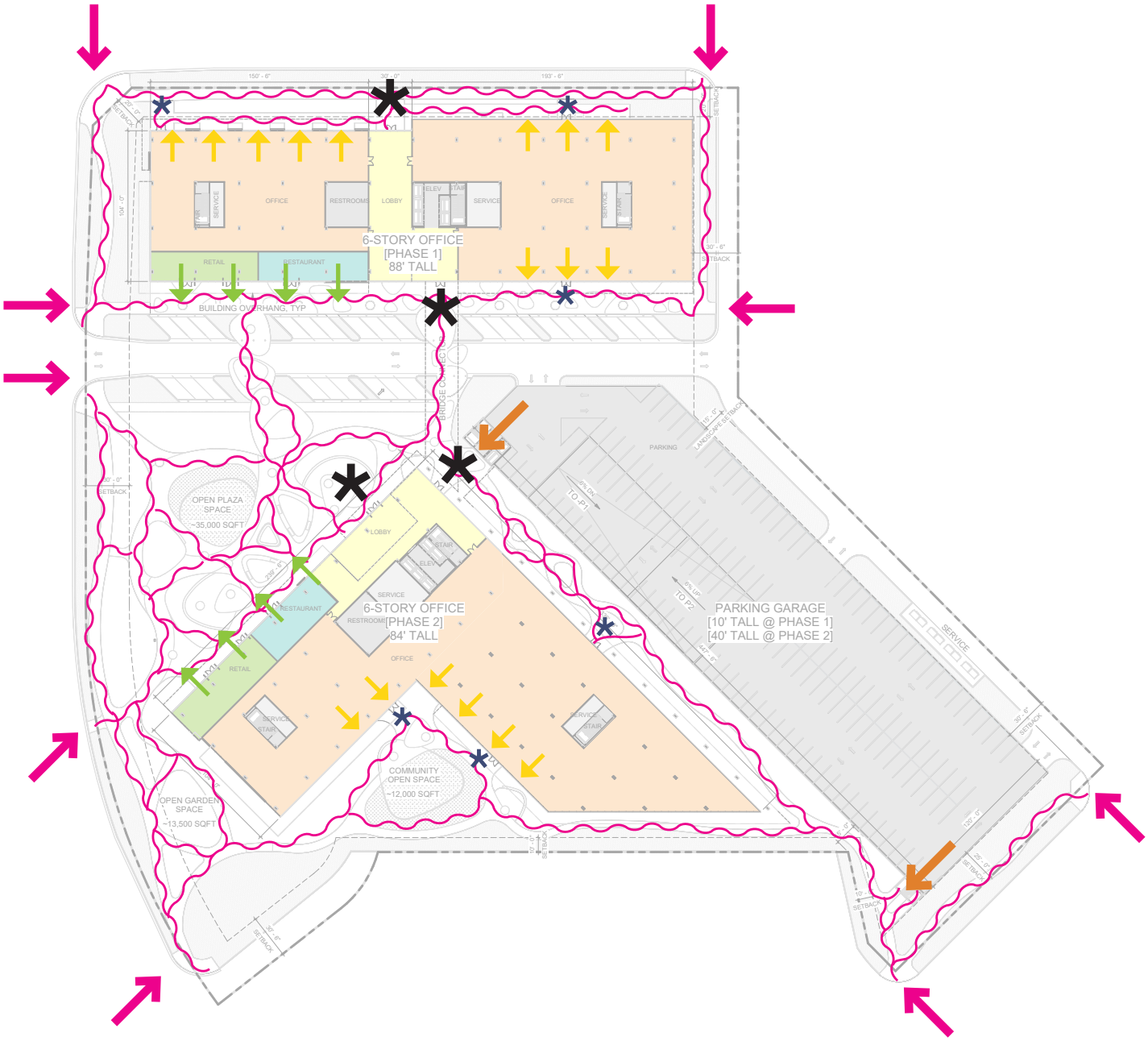
6-STORY OFFICE
[PHASE 1]
88' TALL
6-STORY OFFICE
[PHASE 2]
84' TALL
PARKING GARAGE
[10' TALL @ PHASE 1]
[40' TALL @ PHASE 2]
OPEN PLAZA SPACE
~35,000 SQFT
COMMUNITY OPEN SPACE
~12,000 SQFT
OPEN GARDEN SPACE
~13,500 SQFT
BUILDING OVERHANG, TYP
PRIMARY BUILDING ENTRANCES
SECONDARY BUILDING ENTRANCES
SITE ENTRY POINTS
ACCESS FROM GARAGE
COMMERCIAL ACTIVATION
OFFICE EXTENSION TO EXTERIOR
PEDESTRIAN CIRCULATION

Exhibit 12

Exhibit 13

SECTION A

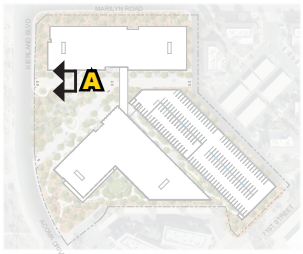

Exhibit 13

Exhibit 14

Comparative Zoning Standards Table

Kierland PUD Comparative Development Standards Table		
	CP/GCP	PUD
Max. Height	18' within 30' of perimeter lot line; 1' increase per 3' additional setback, maximum 56' to 80' with use permit and site plan	**Phase 1** - 88'-0"
Max. Height	18' within 30' of perimeter lot line; 1' increase per 3' additional setback, maximum 56' to 80' with use permit and site plan	**Phase 2** - 84' -0" Step down to 56' 0"
Max. F.A.R.	N/A	2
Lot Coverage	50%	52%
Setbacks Building:		
Interior lot line not on a street	0’	10’
Kierland Blvd.	30’	30'
Marilyn Rd.	20’	20’
71st St.	20	25'
Along internal drive	N/A	30'6"
Landscape Setbacks:		
Street setbacks	Shall be landscaped	Shall be landscaped
Parking Standards:		
General Office >50,000 sq. ft.	3.2/1,000 sq. ft. of TLA	3.03/1,000 sq. ft. TLA
Retail	1/300 sq. ft.	1/250 sq. ft.
Restaurant	1/50 sq. ft.	1/80 sq. ft.
Max Height Parking Garage	18' within 30' of perimeter lot line; 1' increase per 3' additional setback, maximum 56' to 80' with use permit and site plan	40'

Exhibit 14

Exhibit 15

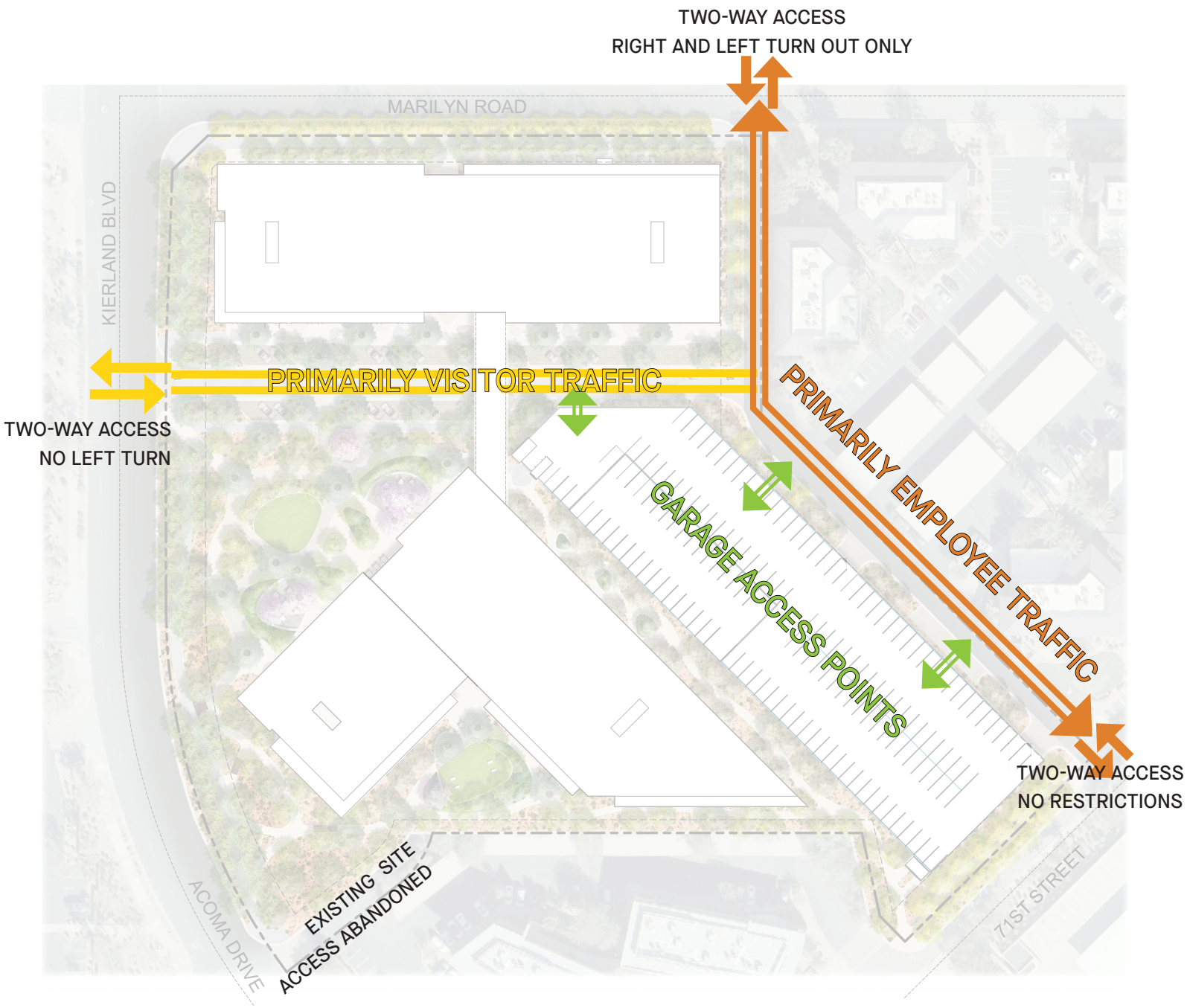
TWO-WAY ACCESS
RIGHT AND LEFT TURN OUT ONLY
MARILYN ROAD
KIERLAND BLVD
PRIMARILY VISITOR TRAFFIC
TWO-WAY ACCESS
NO LEFT TURN
PRIMARILY EMPLOYEE TRAFFIC
GARAGE ACCESS POINTS
TWO-WAY ACCESS
NO RESTRICTIONS
EXISTING SITE
ACCESS ABANDONED
ACOMA DRIVE
71ST STREET

Exhibit 15