

# KIERLAND SKY PUD

## AMENDMENT

Development Narrative



**Located at the southeast corner of Marilyn Road and Kierland Boulevard**

**CASE NO. Z-14-A-20**

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1st Submittal: October 19, 2022  
2nd Submittal: March 15, 2023  
3rd Submittal: August 22, 2023  
Hearing Draft: October 20, 2023  
Council Adoption: January 3, 2024

**CITY OF PHOENIX**

FEB 01 2024

**Planning & Development  
Department**

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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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- Exhibit 3 Conceptual Site Plan and Elevations
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# A. Purpose and Intent

## 1. Project Overview and Goals

This PUD Development Narrative outlines the development standards and 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 **Figure 1** below and **Exhibit 1 Project Location**).



Figure 1 Project Location Assessor Map

The primary goals of this project are to redevelop the property to meet the strong demand for multifamily housing surrounding the Kierland Commons area and near the office and retail uses located along the west side of Scottsdale Road 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 an appropriate location for this use because it adds much needed multifamily housing that contributes to a balance of uses in an area with shopping, entertainment, employment, and resort uses all within walking distance (1/4 mile) of this site. It will provide a transition between the higher intensity commercial residential development to

the west, north and east, and the residential neighborhoods to the southwest which are medium density residential at the southwest corner of Kierland Boulevard and Acoma Drive transitioning to single-family homes to the southwest.

This project will replace the existing 100,000 square foot office building and parking lot with three multifamily residential buildings including amenity/residential office space on the ground level and significant open space amenities including a Community Focal Garden along Kierland Boulevard and a Dog Park, both open to the public. At buildout there will be 470,900 square feet of residential area with approximately 420 dwelling units (See **Figure 2** and **Exhibit 3 Conceptual Site Plan**).

**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 Zoning Ordinance or design guidelines, the terms of this PUD shall apply. The PUD only modifies the Phoenix 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.**

## **2. Overall Design Concept**

There are properties to the west, north and east of the project that have recently been approved for multifamily development. The intent of the building's siting and the main central open space is to become a focal point for the neighborhood and complement the recently approved multifamily developments. Landscaped pedestrian walkways and bicycle paths connect to the surrounding community and promote connectivity (See **Figure 10** and **Exhibit 12 Pedestrian and Bicycle Circulation Plan**).

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

- a. Establish a strong presence and serve as a gateway into the site from the developments to the north.
- b. Be conscientious and respectful of the residential neighborhoods to the southwest.
- c. Consider the context of the site and improve the quality of development.
- d. Improve the quality of the environment in the area surrounding Kierland Commons and within the Paradise Valley Village.

Consequently, the building in Phase 1 (Building 1) is oriented east/west parallel to Marilyn Road along the north which is adjacent to future residential uses that are approved for that site and buildings for Phase 2 are oriented diagonally. The building at the southwest corner (Building 2) steps down in height from 69 feet to 58 feet, is oriented at a northeast angle and is set back from the street in order to minimize the visual impact of the building

on Kierland Boulevard and the neighborhood to the southwest, while creating a view of the open space from the street. Building 3 is oriented along the eastern property line facing the proposed Davis Kierland PUD project to the east. Together the buildings address their surrounding context and create a dynamic environment that opens to the streetscape along Kierland Boulevard and welcomes the existing neighborhood (See **Figure 2** and **Exhibit 3 Conceptual Site Plan**).

The public open space between the two phases is envisioned as a Focal Garden that opens to Kierland Boulevard and is activated by surrounding amenity spaces and residential patios located on the first floor of the residential buildings. With a variety of meditative ponds, water features and lush desert landscaping, the area will serve as a local amenity to the surrounding neighborhood as well as a focal point for residents to gather and view from above.

The Open Garden Space is a public, passive landscaped open space with a pathway that buffers the buildings from the adjacent neighborhood that provides pedestrian circulation through the site and connects the community to the neighborhood Dog Park amenity (See **Exhibit 9 Conceptual Open Space Plan**).

The site plan creates a neighborhood-like setting for this multifamily residential, open space project. **Figure 4** is a perspective view of the buildings from Kierland Boulevard. **Figure 5** shows conceptual elevations for the buildings. The key numbers in **Figure 4** correspond with the key numbers located on the site plan, indicating the direction the elevations are being viewed from.

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## B. Land Use Plan



Figure 2 Conceptual Site Plan



Figure 3 View from Kierland Boulevard Conceptual Rendering

## 1. Land Use Categories

Kierland Sky will be a multifamily residential neighborhood with up to 420 units located in a park like setting. This PUD proposes significant open space (a minimum of 30%) that will be available to the surrounding neighborhood. In the event that the property does not develop as residential commercial Uses may be developed in accordance with the C-2 Intermediate commercial zoning standards in Section 623 of the Phoenix Zoning Ordinance.

## 2. Land Use Plan

This project will be completed in two phases. Phase 1 is the construction of a 6-story residential building with approximately 172,000 square feet and 126 dwelling units. The maximum height of Building 1 is 69 feet. Building 1 is located on the north end of the site, parallel to Marilyn Road, facing an existing office building. Below the residential building will also be two levels of underground parking (See **Exhibit 11 Conceptual Underground Parking Plan**).

Phase 2 includes two buildings; Building 2 is approximately 195,000 square feet containing 146 dwelling units and Building 3 is approximately 197,000 square feet containing 148 dwelling units (See **Exhibit 3 Conceptual Site Plan**). Building 2 is an L-shaped 5- and 6-story building that is set back from Kierland Boulevard creating open space along Kierland Boulevard. Building 2, is five stories at 58 feet tall, located closer to

Kierland Boulevard, and Building 3 is six stories at 69 feet for the portion of the building furthest from the neighborhood and is located perpendicular to 71st Street. Below the residential space in Building 1 and Building 3 there will be two levels of underground parking.

Building heights for this project are stepped down from 69 feet at the northern and eastern portion of the site nearest to Greenway Road down to 58 feet for a portion of Building 2 located nearest to the neighborhood to the southwest.

Thirty-eight percent (38%) of the property is converted to open space by consolidating the uses into three multifamily buildings with underground parking. This open space is landscaped and developed for the residents and much of it will be available for the surrounding neighborhood to use (See **Figure 2** *Conceptual Site Plan* and **Exhibit 9** *Conceptual Open Space Plan*).

### **3. 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 panels with a natural patina finish, low-e glazing, and metal shading elements, the new buildings are designed to be locally contextual, while still establishing their own unique personality.

The building aesthetics are inspired by the celebration of gardens and water. Each of the buildings play with glazing textures, colors and use various vertical elements including slatted louvers, twisted metal, and/or fritted glazing that “flow” from the building and create a waterfall effect. These elements, while also visually appealing, will functionally shade the building and protect residents from the harsh desert sun as well. Subsequently, integrated planters along unit balconies will allow vegetation to act as a living building material that cascades across the building, contributing to the oasis in the desert effect. Ultimately, the articulation of the building breaks down the mass of the building to a scale that is more appropriate for the adjacent neighborhood while maintaining a strong visual presence (See **Figure 4** *Conceptual Elevations*). Design guidelines to implement this vision are in this document under Section E, Design Guidelines.



Figure 4 Conceptual Elevations

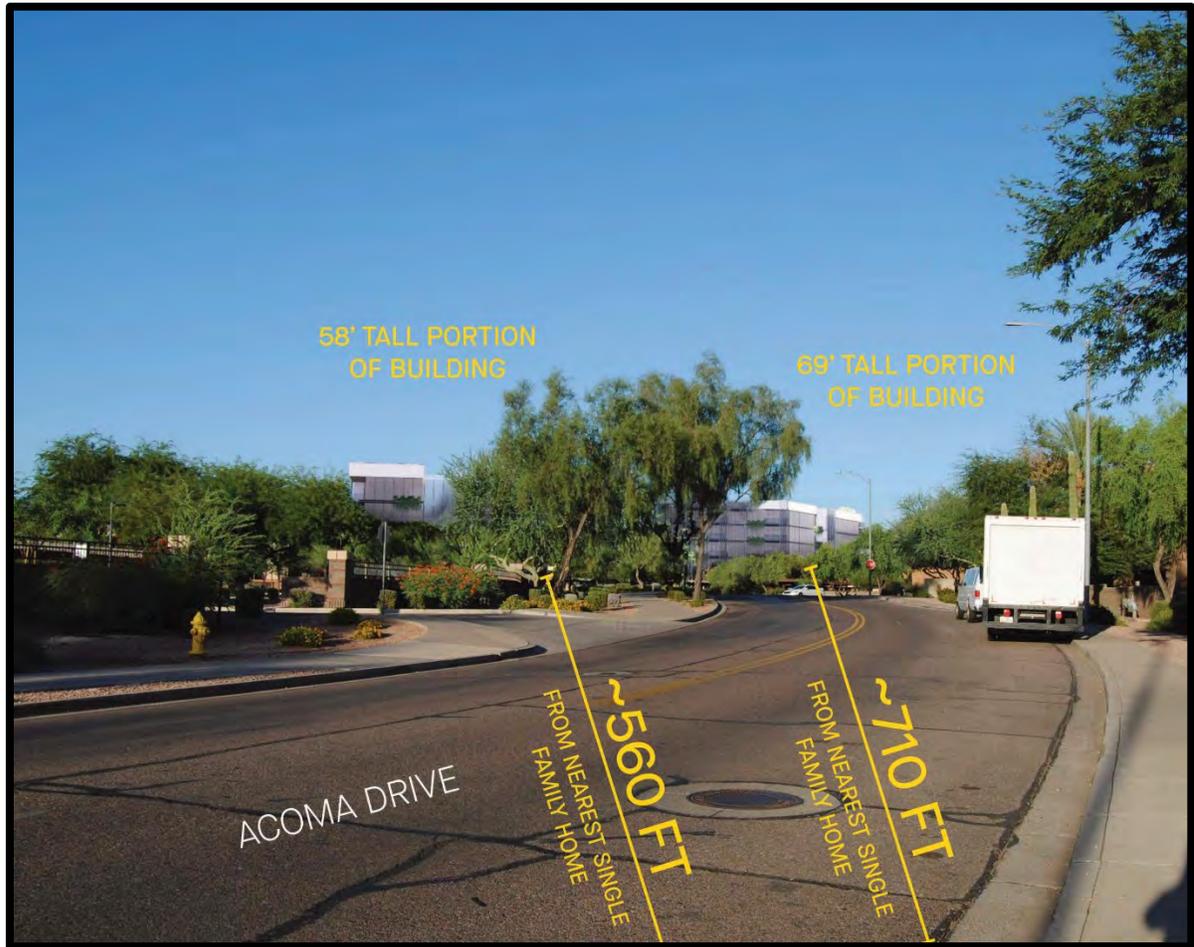


Figure 5 Perspective View from the sidewalk adjacent to the entrance to the Plaza Residences to the southwest.

**Figure 5** 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 residence to the 58-foot-tall building (minimum 560 feet) and the distance from the 69-foot-tall building to the nearest single-family residence (minimum 710 feet).

#### 4. Open Space and Landscape Plan



Figure 6 Conceptual Open Space Plan

The Conceptual Open Space Plan is designed using Wabi Sabi design. Wabi Sabi design is a way of designing our environment with the idea of “Beauty in imperfection”. This technique focuses on the forms of nature and natural processes. It looks to connect people with nature through exploration, changes to the landscape over time, and how nature interacts with objects in the built environment. This design principle is the basis for the Conceptual Open Space and Landscape Plan (See **Figure 6 Conceptual Open Space Plan** and **Figure 7 Conceptual Landscape Plan**).

The open space provides a connection between the multifamily residential community and the residential neighborhoods to the southwest. There are four types of open space provided.

- The Focal Garden, which is open to the public. This space is envisioned as a community space with opportunities to play, gather, relax and find peace. With a variety of meditative ponds, a waterfall, water features and lush desert landscaping, the area serves the residents as a focal point to gather and view from above.
- The Zen Corridor, which includes at-grade planters with desert landscaping, shade trees and outdoor furniture to create “garden rooms” for residents looking to extend their living quarters to the outdoors. The corridor is expected to be the focus of the most pedestrian traffic that will activate the community uses on the ground floor, and provide a xeric, yet lush experience.
- The residential courtyard in Building 2, which includes a pool, spa, fire pit, and various outdoor gathering areas for residents to enjoy, while adding more landscape area to reduce the amount of paved and hard surfaces that hold heat in the hot summer.
- The Open Garden Space and Dog Park, which is open to the public, buffers the buildings from the adjacent neighborhood, while providing an outdoor amenity space for both residents as well as the adjacent local community. All these elements together help to create a connected Zen Desert Oasis for all to experience.

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Figure 7 Conceptual Landscape Plan (Views the numbered points are depicted in Figure 8)

The following site design principles guided the development of the landscape design depicted in **Figure 7 Conceptual Landscape Plan**.

- a. Wabi Sabi Design focuses on aspects of the natural world and contributes to human health by creating:
  - Spaces that promote human connections to outdoors
  - Opportunities to incorporate architectural objects with nature
  - Low-maintenance spaces that are non-static
  - Design for user exploration to interact with space
- b. 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 and natural surfaces

- Responding to microclimate and sun exposure/maximize architecture
  - Capture and harvest rainwater to supplement landscape irrigation
- c. The communal neighborhood experience – creating a community focused landscape that functions for all by incorporating:
- Prioritization of the pedestrians and of the connection to nature
  - Varied paving/at-grade curbs for better pedestrian experience
  - Inclusive design
  - Encourage exploration and social interaction
  - Integrated program to outdoor spaces

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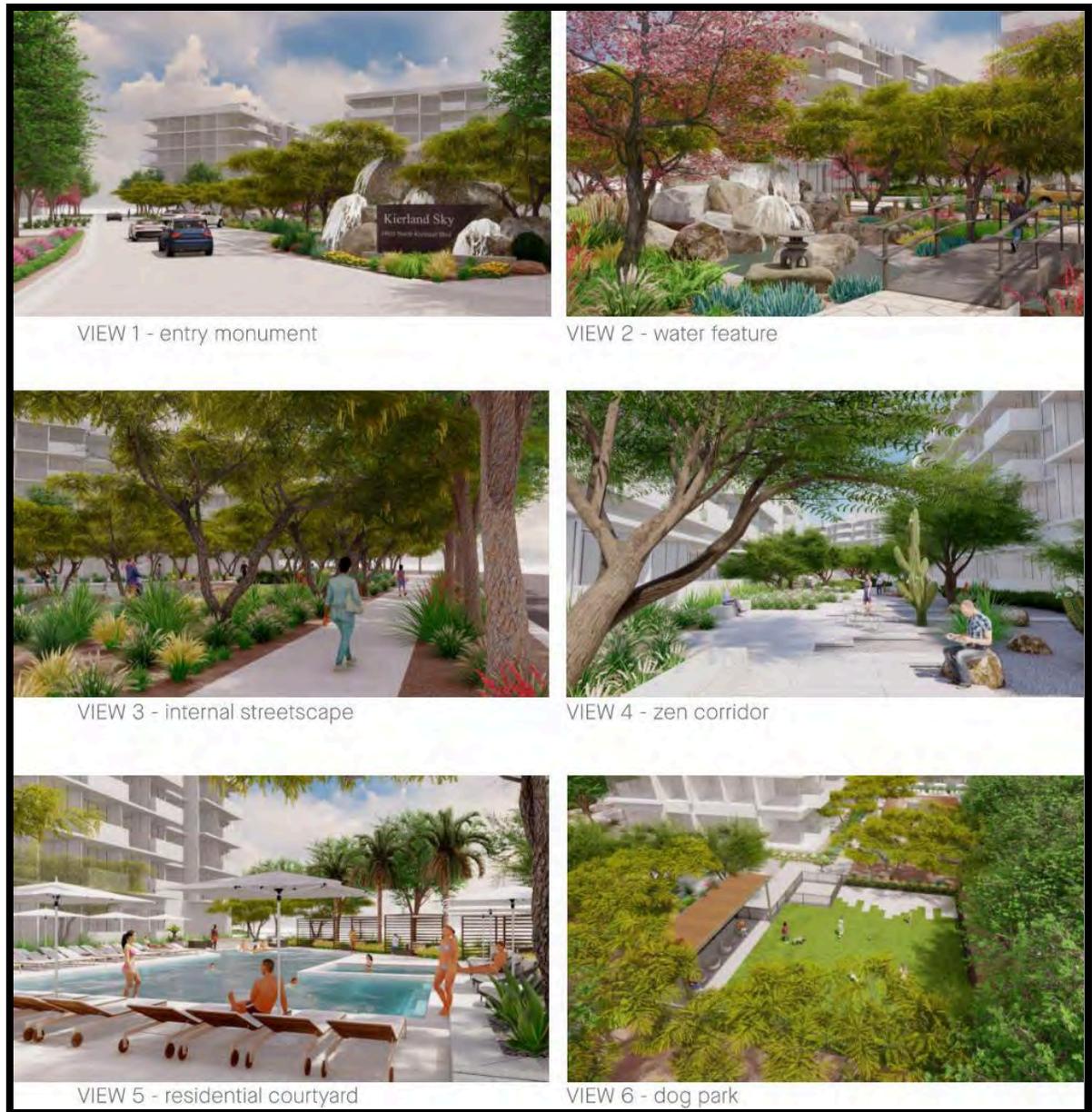


Figure 8 Conceptual Landscape Views (refer to Landscape Plan for number location of each view)

**Figure 8** above shows conceptual views of the landscape plan. The key numbers located on **Figure 7** (Conceptual Landscape Plan) correspond to the numbered views.

The Open Space and Landscape Plan creates a communal neighborhood-like atmosphere for Kierland Sky by establishing a variety of open outdoor spaces for residents of the buildings and the local 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**

- 1) Multifamily residential
- 2) Non-residential uses permitted per Section 622, Commercial C-1 District of the City of Phoenix Zoning Ordinance

### **Prohibited Uses**

- 1) Auto Title Loan Establishments
- 2) Automobile Parts and Supplies, Retail
- 3) Gas Stations with one closed automatic car wash bay
- 4) Hospital
- 5) Single-family, Attached or Detached
- 6) Service Stations, Automobile
- 7) Veterinary Offices
- 8) Pet Care facilities
- 9) Outdoor live or DJ music

### **Temporary Uses**

- 1) Temporary uses permitted per Section 708 of the City of Phoenix Zoning Ordinance.

### **Accessory Uses**

- 1) Outdoor music at a maximum of 55db shall be permitted.

# D. Development Standards

The following standards apply to the overall development. The Development shall comply with all applicable sections of the Phoenix Zoning Ordinance, including, but not limited to, Section 507 Tab A, Section 702, and Section 703, unless modified herein. Commercial uses shall follow the same development standards as multifamily residential.

Development Standards Table	
Maximum Height Phase 1	69'-0"
Maximum Height Phase 2	<p><b>69' - 0"</b> a minimum of 160 feet from the property line adjacent to Kierland Boulevard.</p> <p><b>58' - 0"</b> within 50-160 feet from the property line adjacent to Kierland Boulevard</p> <p><b>30' - 0"</b> within first 50 feet from the property line adjacent to Kierland Boulevard.</p>
Minimum Lot Width	No minimum
Minimum Lot Depth	No minimum
Minimum Building Separation	60'
Lot Coverage	Minimum 30% - Maximum 50%
Density	Maximum 53.8 dwelling units per gross acre; 420 dwelling units
<b>Minimum Building Setbacks:</b>	
West (Kierland Blvd.)	30'
North (Marilyn Rd.)	20'; Maximum 25'
Southeast (71st St.)	25'
South (Adjacent to Shared Property Line)	10'
East Property Line	30'
<b>Minimum Landscape Setbacks:</b>	
West (Kierland Boulevard)	30'
North (Marilyn Road)	20'
South (71st Street)	25'
East (Adjacent to Private Accessway)	10' located between the back of sidewalk and the building
All Other Property lines	10'
<b>Sidewalk/Pathway Standards</b>	
	<b>Minimum Width</b>
Kierland Boulevard	<ul style="list-style-type: none"> <li>Replace existing sidewalk with a minimum 8-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk</li> </ul>

Marilyn Road	<ul style="list-style-type: none"> <li>Replace existing sidewalk with a minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk</li> </ul>
71 <sup>st</sup> Street	<ul style="list-style-type: none"> <li>Replace existing sidewalk with a minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk</li> </ul>
East Private Accessway	<ul style="list-style-type: none"> <li>5-foot-wide sidewalk</li> </ul>
Internal Walkways/Pathways	<ul style="list-style-type: none"> <li>5-foot-wide pathways</li> </ul>
<b>Open Space:</b>	
	<ul style="list-style-type: none"> <li>Minimum 30% of net site area, excluding landscape setbacks</li> <li>Minimum of one area of 20,000 square feet of contiguous, publicly accessible, open space</li> <li>Minimum of one area of 6,000 square feet of contiguous, publicly accessible, open space</li> </ul>
<b>Vehicular Parking:</b>	
Residents	<ul style="list-style-type: none"> <li>Minimum 1.5 spaces per dwelling unit</li> </ul>
Guest	<ul style="list-style-type: none"> <li>Minimum 25 spaces</li> </ul>
Electric Vehicle (EV) Infrastructure	<ul style="list-style-type: none"> <li>Minimum 10% of required parking spaces shall include EV Installed infrastructure</li> </ul>
Parking Location	<ul style="list-style-type: none"> <li>Maximum of 40 surface parking spaces</li> <li>All other parking shall be underground</li> </ul>
<b>Bicycle Infrastructure:</b>	
Bicycle Parking Spaces	<ul style="list-style-type: none"> <li>Secured bicycle parking shall be provided at a minimum rate of 0.25 spaces per dwelling unit</li> <li>Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit</li> </ul>
Electric Bicycle Charging	<ul style="list-style-type: none"> <li>Minimum 10% of required bicycle parking shall include standard electrical receptacles for electric bicycle charging capabilities</li> </ul>
Location and Installation	<ul style="list-style-type: none"> <li>Non-secured bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the community center and/or clubhouse and open space areas and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.</li> </ul>

	<ul style="list-style-type: none"> <li>• Minimum of one bicycle rack will be provided adjacent to the focal garden for visitors</li> <li>• Secured resident bicycle parking shall be provided on the first level of the parking garage</li> </ul>
Bicycle Repair Station	<ul style="list-style-type: none"> <li>• A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.</li> </ul>

Landscape Standards:	
General	<ul style="list-style-type: none"> <li>• <b>Trees:</b> <ul style="list-style-type: none"> <li>➢ Preserve viable, healthy large mature trees (over 6-inch caliper) wherever possible or salvage and relocate on site</li> </ul> </li> <li>• <b>Tree Species:</b> <ul style="list-style-type: none"> <li>➢ To ensure biodiversity, a minimum of 3 tree species shall be provided</li> <li>➢ No tree species shall make up more than 40% of the overall site tree quantity</li> </ul> </li> <li>• <b>Live Coverage:</b> <ul style="list-style-type: none"> <li>➢ Shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity</li> </ul> </li> <li>• <b>Live Coverage Species:</b> <ul style="list-style-type: none"> <li>➢ Ground floor planting shall be a mix of cactus / succulents / accents, shrubs, and groundcovers</li> <li>➢ No single species shall make up over 33% of each category of live coverage</li> <li>➢ Minimum of 3 species for each category of live coverage</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Irrigation:</b> <ul style="list-style-type: none"> <li>➤ All landscape shall be irrigated with a permanent automatic irrigation system</li> </ul> </li> <li>• <b>Drought-Tolerant Species:</b> <ul style="list-style-type: none"> <li>➤ All landscaping shall be drought tolerant species per the Arizona Department of Water Resources Phoenix Active Management Area Low Water-Use/Drought-Tolerant Plant List</li> </ul> </li> </ul>
Landscape Setbacks	<ul style="list-style-type: none"> <li>• <b>Trees:</b> <ul style="list-style-type: none"> <li>➤ Minimum 2-inch caliper, large canopy, shade trees (70% of required trees)</li> <li>➤ Minimum 3-inch caliper, large canopy, shade trees (30% of required trees)</li> <li>➤ Trees planted 20 feet on center or in equivalent groupings</li> <li>➤ Where utility conflicts arise, the developer shall work with the Planning and Development department on alternative design solutions consistent with a pedestrian environment.</li> </ul> </li> <li>• <b>Live Coverage:</b> <ul style="list-style-type: none"> <li>➤ Shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% living vegetative ground coverage at maturity</li> </ul> </li> </ul>
Landscape Areas Within Public or Private Open Space and Retention Areas	<ul style="list-style-type: none"> <li>• <b>Trees:</b> <ul style="list-style-type: none"> <li>➤ Minimum 2-inch caliper (80% of required trees)</li> <li>➤ Minimum 3-inch caliper (20% of required trees)</li> <li>➤ Trees shall be planted to meet minimum requirements in the Shade Standards section of this PUD</li> </ul> </li> <li>• <b>Live Coverage:</b> <ul style="list-style-type: none"> <li>➤ Shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity</li> </ul> </li> </ul>
Parking - Interior Surface Area (Exclusive of Perimeter Landscaping and all Required Setbacks)	<ul style="list-style-type: none"> <li>• <b>Minimum Landscaping:</b> <ul style="list-style-type: none"> <li>➤ 20% of surface parking area shall be landscaped and distributed throughout the parking area</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>➤ Minimum of one (1) tree per five (5) grade-level parking stalls shall be provided</li> <li>➤ Landscape planters shall be provided at the end of each row of parking and every 5 grade-level parking stalls</li> <li>• <b>Trees:</b> <ul style="list-style-type: none"> <li>➤ Minimum 2-inch caliper, large canopy, shade trees</li> </ul> </li> <li>• <b>Live Coverage:</b> <ul style="list-style-type: none"> <li>➤ Shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity</li> </ul> </li> </ul>
<b>Streetscapes:</b>	
Adjacent to Kierland Boulevard	<ul style="list-style-type: none"> <li>• Minimum 8-foot-wide landscape strip located between the back of curb and sidewalk, planted to the following standards:</li> <li>• <b>Trees:</b> <ul style="list-style-type: none"> <li>➤ Minimum 3-inch caliper, single trunk, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, including trees that remain in place</li> </ul> </li> <li>• <b>Live Coverage:</b> <ul style="list-style-type: none"> <li>➤ Shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity</li> </ul> </li> <li>• Where utility conflicts arise, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</li> </ul>
Adjacent to Marilyn Road	<ul style="list-style-type: none"> <li>• Minimum 5-foot-wide landscape strip located between the back of curb and sidewalk, planted to the following standards:</li> <li>• <b>Trees:</b> <ul style="list-style-type: none"> <li>➤ Minimum 2-inch caliper, single trunk, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, including trees that remain in place</li> </ul> </li> <li>• <b>Live Coverage:</b> <ul style="list-style-type: none"> <li>➤ Shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>Where utility conflicts arise, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</li> </ul>
Adjacent to 71 <sup>st</sup> Street	<ul style="list-style-type: none"> <li>Minimum 5-foot-wide landscape strip located between the back of curb and sidewalk, planted to the following standards: <ul style="list-style-type: none"> <li><b>Trees:</b> <ul style="list-style-type: none"> <li>Minimum 2-inch caliper, single trunk, large canopy, shade trees, planted 20 feet on center or in equivalent groupings</li> </ul> </li> <li><b>Live Coverage:</b> <ul style="list-style-type: none"> <li>Shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity</li> </ul> </li> </ul> </li> <li>Where utility conflicts arise, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</li> </ul>

<b>Amenity Standards</b>	
Artwork	<ul style="list-style-type: none"> <li>Minimum of four pieces of artwork for public display</li> <li>Artwork may be sculptures, artistic water fountains, murals, or similar features</li> <li>Artwork shall be a minimum of 3 feet in height</li> <li>Murals or other artwork, including designs or items attached to the building, shall be a minimum of 25 square feet in area</li> </ul>
Picnic / Dining	<ul style="list-style-type: none"> <li>Minimum of 1 seating amenity (table/chair set) per 2,000 square feet of open space</li> </ul>
Benches / Seating	<ul style="list-style-type: none"> <li>Minimum of 10 outdoor seating areas</li> </ul>
Community Space	<ul style="list-style-type: none"> <li>Minimum of 5,000 square feet of community space per building</li> </ul>
Waste Stations	<ul style="list-style-type: none"> <li>Waste stations, including a landfill receptacle, recycling receptacle, and compost receptacle with informational signs indicating what types of waste should go in which receptacle, shall be provided at the main entrances/exits, except emergency exits to buildings, and shall</li> </ul>

	be allocated throughout the site, including a minimum of 2 in the Zen Corridor, a minimum of 2 in the Focal Garden, and a minimum of 1 in the Open Garden Space / Dog Park area.
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<b>Shade Standards</b>	
General	<ul style="list-style-type: none"> <li>• Shade shall be provided using landscaping, architectural features or projections, stand-alone structural shading devices, or a combination of the three, unless otherwise noted.</li> <li>• Shade calculations shall be based on the summer solstice at 12:00 p.m.</li> <li>• A shade study shall be submitted with site plan review and landscape plan review packages.</li> </ul>
Public and Private Sidewalks and Pedestrian Pathways	<ul style="list-style-type: none"> <li>• Minimum of 75%; Minimum of 50% to be provided by minimum 2-inch caliper, large canopy, shade trees, except for the sidewalk adjacent to the east private accessway</li> </ul>
Occupiable Rooftop Areas	<ul style="list-style-type: none"> <li>• Minimum 50%; Minimum 25% shall be provided by minimum 2-inch caliper, large canopy, shade trees</li> </ul>
Public and Private Open Space Areas	<ul style="list-style-type: none"> <li>• Minimum 50% shaded per minimum tree planting requirements in the Landscape Standards section of this PUD</li> </ul>

### **Fences and Walls**

All site fences and walls shall comply with Section 703 of the Phoenix Zoning Ordinance, in addition to the following:

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

## **E. Design Guidelines**

The following design guidelines shall apply to any multifamily and commercial development. Those standards not addressed herein shall comply with Section 507 Tab A of the Phoenix Zoning Ordinance.

### **Design Guidelines / Architectural Standards**

#### **Commercial Development**

Any commercial development shall be located on the ground floor of the multifamily residential buildings for vertical mixed-use and shall include glazing and storefront frontage standards that comply with the storefront frontage standards of Section 1305.1 of the Phoenix Zoning Ordinance.

#### **Lighting Standards**

All lighting shall be consistent with the standards of Section 704 and Section 507 Tab A.II.A.8 of the Phoenix Ordinance and Section 23-100 of the Phoenix City Code, in addition to the following:

- Lighting fixtures shall be consistent with and complement the design and character of the primary building.
- Uniform pedestrian scale lighting shall be used for all on-site lighting at building entrance and exits, and in public assembly and parking areas.
- Large "flood" type lights shall be avoided.
- Pedestrian lighting shall be provided along public and private sidewalks and pedestrian pathways and shall comply with the standards of Section 1304.H.5 of the Phoenix Zoning Ordinance.

#### **Pedestrian Access and Circulation**

Pedestrian pathways shall be provided and connected throughout the entire site to connect building entrances, public sidewalks, bus stops, open space, and community amenities, using the most direct route for pedestrians, in addition to the following:

- Primary entrances adjacent to streets shall be at a pedestrian scale and shall connect to public sidewalks.
- Development shall provide a pedestrian network connecting each building together and to public sidewalks and common areas.
- Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped, or colored concrete, or other paving materials that visually contrasts parking and drive aisle surfaces.
- Alternative paving materials such as permeable pavers, porous concrete or similar materials shall be used for on-site hardscaping to reduce urban heat island effect, and to allow natural drainage and filtration (see Sustainability section).

- All driveways, walkways, and sidewalks shall be enhanced by using decorative concrete, joint pattern, texture, brick, pavers, or integral colored concrete.
- The minimum required sidewalk or walkway width shall be clear of obstacles.

### **Sustainability**

- A minimum of two green infrastructure (GI) techniques for stormwater management, such as bioswales, shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management. Bioswales shall be incorporated throughout the site and designed with a minimum capacity to receive and store ‘first flush’ as determined by the site civil engineer.
- All building rooftops shall be “solar ready” to support a ballasted system and shall include a dedicated conduit run from the rooftop to the electrical room allowing easy hookup in the future.

### **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 each building shall be transparent to encourage views through the buildings connecting the landscape throughout the entire development. The color palette shall reflect the surrounding desert hues and incorporate natural accents.

### **Architectural Diversity**

Building design shall 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 shall be used.

### **Roof Lines**

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

### **Colors and Materials**

The color and materials shall be consistent with the surrounding environment. Accent colors shall be used 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 shall 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. Vertical and/or horizontal variation in roof lines shall be used to create variation in the depth of plane and overall massing.
- Vertical shade elements that project beyond the adjacent facade shall be incorporated to provide visual interest and break up the length of the building. Horizontal shade elements (including building insets and projections) shall be incorporated above the ground level to shade pedestrian activities below.
- A minimum of 60% of the units shall include outdoor balconies. The private balconies (those outdoor private balconies located above the first floor) shall be designed to meet the following:
  - Minimum area of 50 square feet with a minimum depth of 6 feet
  - Balconies should include a Vertically Integrated Architectural Landscape System along the building façade.
- Vertically Integrated Architectural Landscape System” is defined as the planters and vegetation therein that are installed on terraces and building rooftops to add living vegetation to the façade.
- The Vertically Integrated Architectural Landscape System standard in this PUD may be revised per the provisions of Section 507.C.2.a of the Phoenix Zoning Ordinance.

<p><b>c. Building Colors and Materials</b></p>	<ul style="list-style-type: none"> <li>• Building color palette shall reflect the surrounding desert hues and incorporate natural accent colors.</li> <li>• Minimum of 2 primary and 2 accent colors shall be provided.</li> <li>• Accent colors shall be used at railings, fenestration, columns, balconies, copings, and fascia.</li> <li>• Maximum 20% of façade shall be stucco.</li> <li>• Minimum 20% of façade shall be natural stone.</li> <li>• Minimum 20% of façade shall be metal with a natural patina finish.</li> <li>• Minimum 40% of façade shall be glazing.</li> <li>• The reflectivity of glazing shall be a maximum of 20%.</li> </ul>
<p><b>d. Screening Guidelines</b></p>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Screening material shall be consistent with the design and character of the primary building.</li> </ul>

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## **F. Signs**

1. All future sign requests will be reviewed against the approved Kierland Comprehensive Sign Plan (CSP).
2. Signs for the proposed development may require a major amendment to the Kierland CSP.
3. All signs shall comply with the City of Phoenix sign codes including Section 705 of the Phoenix Zoning Ordinance.
4. All signs will require a sign permit from City of Phoenix prior to installation.

### **Sign Design Standards**

- New signage shall directly complement the surrounding area and future residential development.
- Signage within the PUD shall 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 shall be integrated with and not visually dominate the adjacent structures and streetscape
- Signs shall be oriented to promote readability and serve their intended purpose.

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## **G. Sustainability**

### **Guidelines – City Enforced**

This section identifies sustainability standards that are measurable and enforceable by the City of Phoenix. 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.

#### **Landscape:**

- Use of native, drought tolerant plants is required. Irrigation provided to establish new plantings and then tapered off to only times of drought.
- A drip irrigation system with a “smart” controller and weather sensor shall be provided to minimize water waste.
- All landscape, site and building lighting shall be LED lighting.
- Tree shade shall be provided for a minimum of 75% on all walkways.
- Dual glaze windows with high performance low-e glazing shall be provided.
- Invasive plant species shall not be used.
- Bioswales:
  - Stormwater retained on site shall be through use of permeable pavements and Low Impact Development details.
  - Bio-Retention shall make up 25% of landscape area
  - Bioswale treatment shall make up 10% of landscape area.
  - Bioswales shall utilize low water use and drought tolerant landscape plant materials.
  - Bioswales shall not use any invasive plant species.
- A greywater system Shall be installed to reuse non-potable water for landscape irrigation.
- Shade trees to be provided around buildings with a focus on south and west elevation to diffuse glare and minimize heat island effect.

#### **Hardscape:**

- The project shall reduce heat island effect by:
    - Complying with the Shade Standards section within this PUD narrative that are more stringent than conventional zoning standards.
    - Ensuring that 75% percent of hardscape area are shaded or are a non-absorptive material (Have Minimum SRI Value of 0.33 at time of installation)
  - 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.
-

- Asphalt areas shall be minimized:
  - There will be a maximum of 40 surface parking spaces.
  - There will be a maximum of two driveways on Kierland Boulevard.

**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 shall have centralized HVAC systems that can provide cooling to all spaces. A chilled water loop economizer system is preferred.
- Energy recovery mechanical units shall be provided to all common spaces.
- Programmable thermostats shall be provided for all tenant spaces.
- A routine maintenance program is required for all tenant spaces. This will include regular changing of air filters and verification that all systems are working properly.
- All supply and return ducts shall be sealed.
- LED lighting is required throughout with a recommended 700-5000K in color temperature and a CRI (Color Rendering Index) score of 80. LED lighting shall be provided with dimming controls.
- All building rooftops shall be “solar ready” to support a ballasted system and there shall be a dedicated conduit run from the rooftop to the electrical room allowing easy hookup in the future.

**Building Construction Type:**

- Steel shall be made from 90% recycled materials and ideally created by the electric arc method.
- Foamed plastic roofs shall be used, all roof membranes shall be painted to be white to minimize heat island effect. The roof system shall have high R-value, no less than continuous R-30.
- Walls to be provided with 2-inch 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.
- Landfill, recycle and compost each with informational signs showing what type of waste goes in which receptacle shall be provided for each building.

## **Guidelines – Developer**

The following are project goals that are highly encouraged but not enforceable by the City of Phoenix.

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

- Promote connection to nature in the built environment using Biophilic design principles.
- Utilize low use water fixtures and high efficiency HVAC systems.
- Building siting and integrated shading strategies to reduce heating and cooling loads.
- Design shall focus on creating indoor and outdoor connections to plants and daylight that help reduce stress and promote well-being.
- Walkways and plazas to have benches, planter areas, bicycle parking, bicycle service station, waste receptacles (landfill, recycling and compost), drinking fountains and pick up/drop off areas that are easily accessible to building entries.
- Surface parking areas not shaded by trees, and rooftop areas not used for rooftop terrace areas or areas necessary for electrical and mechanical equipment, should be covered by solar panels to provide renewable energy for the development.

### **Interiors:**

- The use of recycled or rapidly renewable materials should be used.
- Materials in common spaces to be durable, cleanable and should be antimicrobial.
- Organic materials such as natural stone, cork, wool or wood should be used.
- Low VOC content for all materials and adhesives is required, reference <https://www.usgbc.org/credits/regeq4r0> for these guidelines.
- All wood products to FSC (Forest Stewardship Council) certified.
- Materials should be used to not be Red List materials, reference <https://living-future.org/declare/declare-about/red-list/> for these materials.
- Biophilic design should be used: indoor plantings or living walls are ideal, natural textures and products such as wood should be used. Materials used artfully to suggest natural patterns or designs should be used. Daylighting of common spaces should be emphasized.

## **H. Infrastructure**

### **1. Waste Receptacles**

A recycling container shall be provided for each refuse container provided within a trash enclosure.

### **2. 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.

### **3. 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 Boulevard, 8-inch ACP watermain within Marilyn Road, and 8-inch DIP water main within 71st Street.

#### **EXISTING SEWER**

12-inch VCP sewer main within Kierland Boulevard

8-inch VCP sewer main within Marilyn Road

8-inch VCP sewer main within 71st Street

Services: City map shows an 8-inch sewer tap from the 8-inch within the main in Marilyn Road.

### **4. 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 9** 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.

#### **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 addressed 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.

Traffic calming measures shall be provided at all site entries and exits to slow down vehicular speeds as they approach sidewalks.

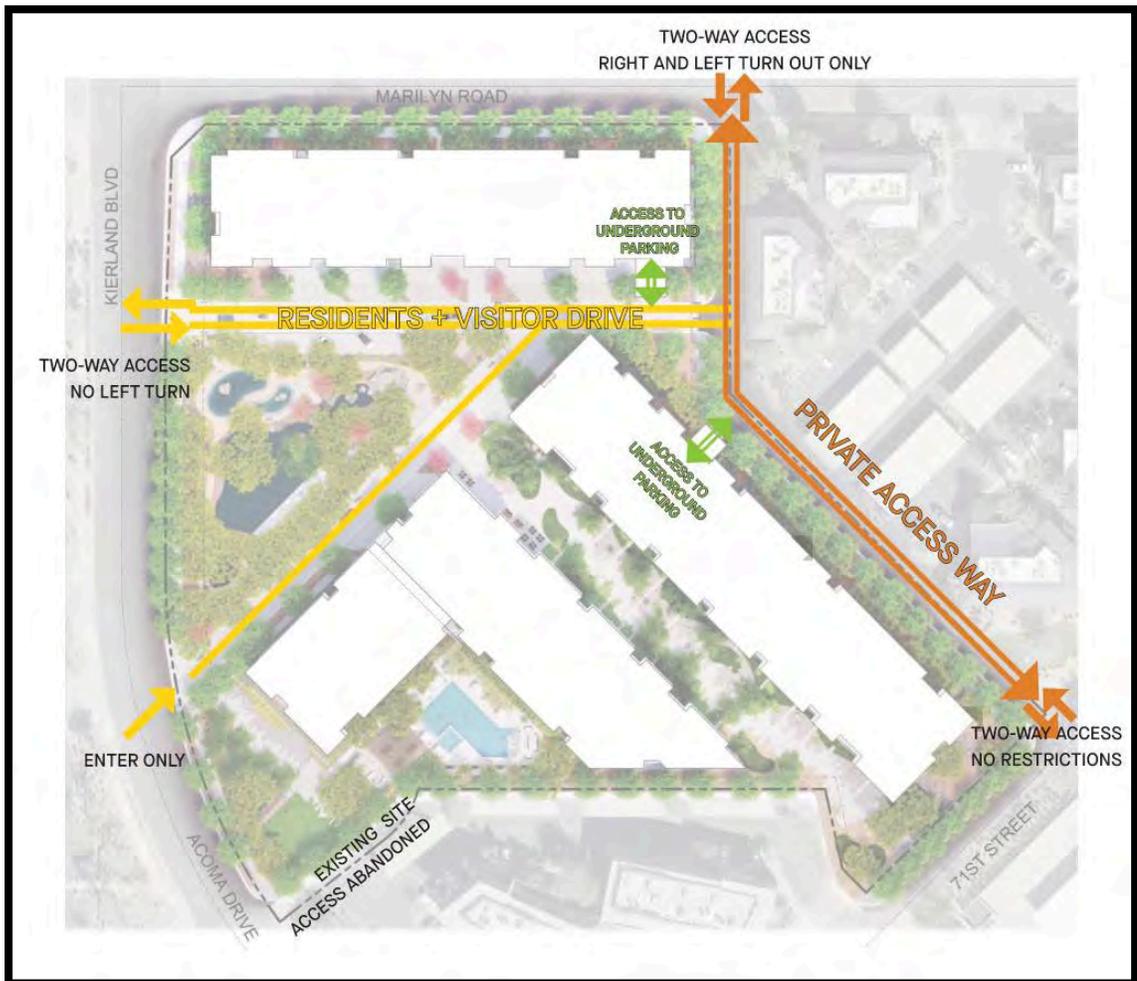


Figure 9 Vehicular Circulation Plan

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 recommended 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 2025 using the total traffic projections. The mitigation at Kierland Boulevard and Greenway Parkway requires the reconstruction of the median and restriping to provide the northbound dual left-turn lanes. The recommended queue storage length shall be extended to a total of 320-feet (160-feet per lane).

### **Sight Distance**

The site civil engineer shall 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 Phoenix City Code. All vegetation and trees shall be maintained according to City of Phoenix regulations. To demonstrate that the developer is a good neighbor, CivTech recommends that the site civil engineer investigate the intersections of Acoma Drive and Kierland Boulevard/Acoma Drive and 68th Street and Acoma Drive to determine if sight distance is limited by overgrown landscaping within the sight visibility triangles; however, it shall not be the responsibility of the developer to mitigate any such existing conditions.

### **Pedestrian**

**Figure 10** *Pedestrian and Bicycle 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 Road. Transit stops are located within a quarter of a mile of the site, making walking a viable option for residents.

### **Complete Streets**

This development follows the principles of complete streets by providing the following:

- Encouraging pedestrian travel by providing:
  - ◆ Shaded sidewalks.
  - ◆ Benches and seating areas.
  
- Encouraging bicycle travel by providing the following:
  - ◆ Bicycle storage and parking.
  - ◆ Charging facilities for bicycles.
  - ◆ Providing a “fix-it station” for bicycles.
  
- Improving pedestrian safety by requiring crosswalks that are differentiated from the pavement with decorative pavers, stamped or colored concrete to make them more visible and safer.
  
- Requiring traffic calming measures at the entrance and exits to the property.



Figure 10 Pedestrian and Bicycle 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 and 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 accommodation and parking are provided throughout the project site to encourage alternate modes of transportation and promote a healthy lifestyle for employees and visitors. Figure 11 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.



Figure 11 Conceptual Profile Interior Drive

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## I. Comparative Zoning Standards Table

<b>Kierland PUD Comparative Development Standards Table</b>		
	<b>PUD</b>	<b>Amended PUD</b>
Maximum Height	<b>Phase 1 - 88' - 0"</b>	<b>Phase 1 - 69' - 0"</b>
Maximum Height	<b>Phase 2 - 84' - 0"</b> Stepdown to 56' - 0"	<b>Phase 2 - 69' - 0"</b> Stepdown to 58' - 0"
Maximum F.A.R.	2	N/A
Lot Coverage	52%	50%
<b>Setbacks Building:</b>		
Interior lot line not on a street	10'	10'
Kierland Boulevard	30'	30'
Marilyn Road	20'	20'
71st Street	25'	25'
Along internal drive	30' 6"	15'
<b>Landscape Setbacks:</b>		
Street setbacks		
Kierland Boulevard	30'	30'
Marilyn Road	20'	20'
71st Street	25'	25'
East Private Accessway	15'	15' from easement
<b>Parking Standards:</b>		
General Office >50,000 square feet	3.03 / 1,000 square feet TLA	1.9 Spaces per unit
Retail	1/250 square feet	N/A
Restaurant	1/80 square feet	N/A
Maximum Height Parking Garage	40'	N/A

## **J. Legal Description**

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-of-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 bears 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.



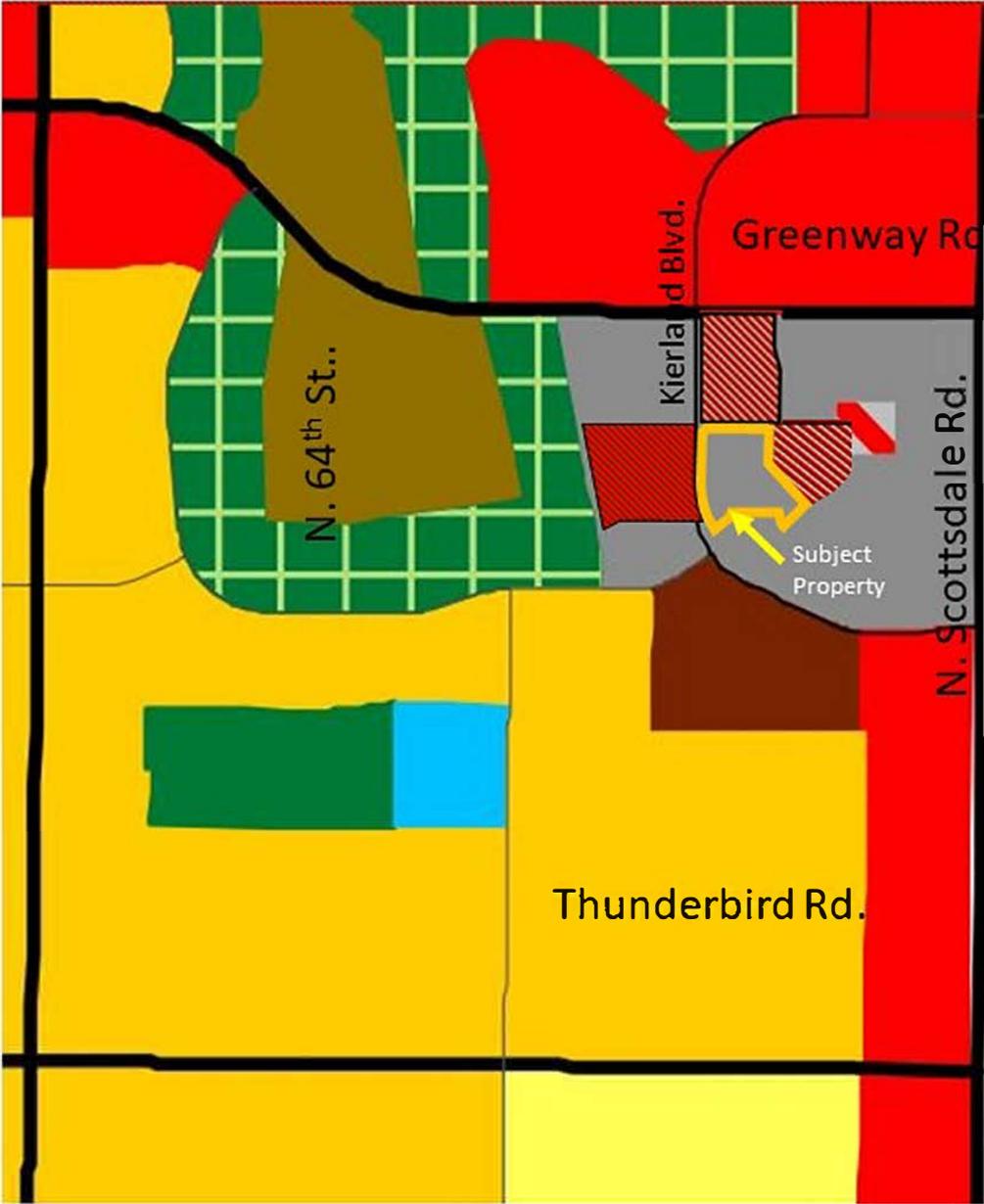
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Property

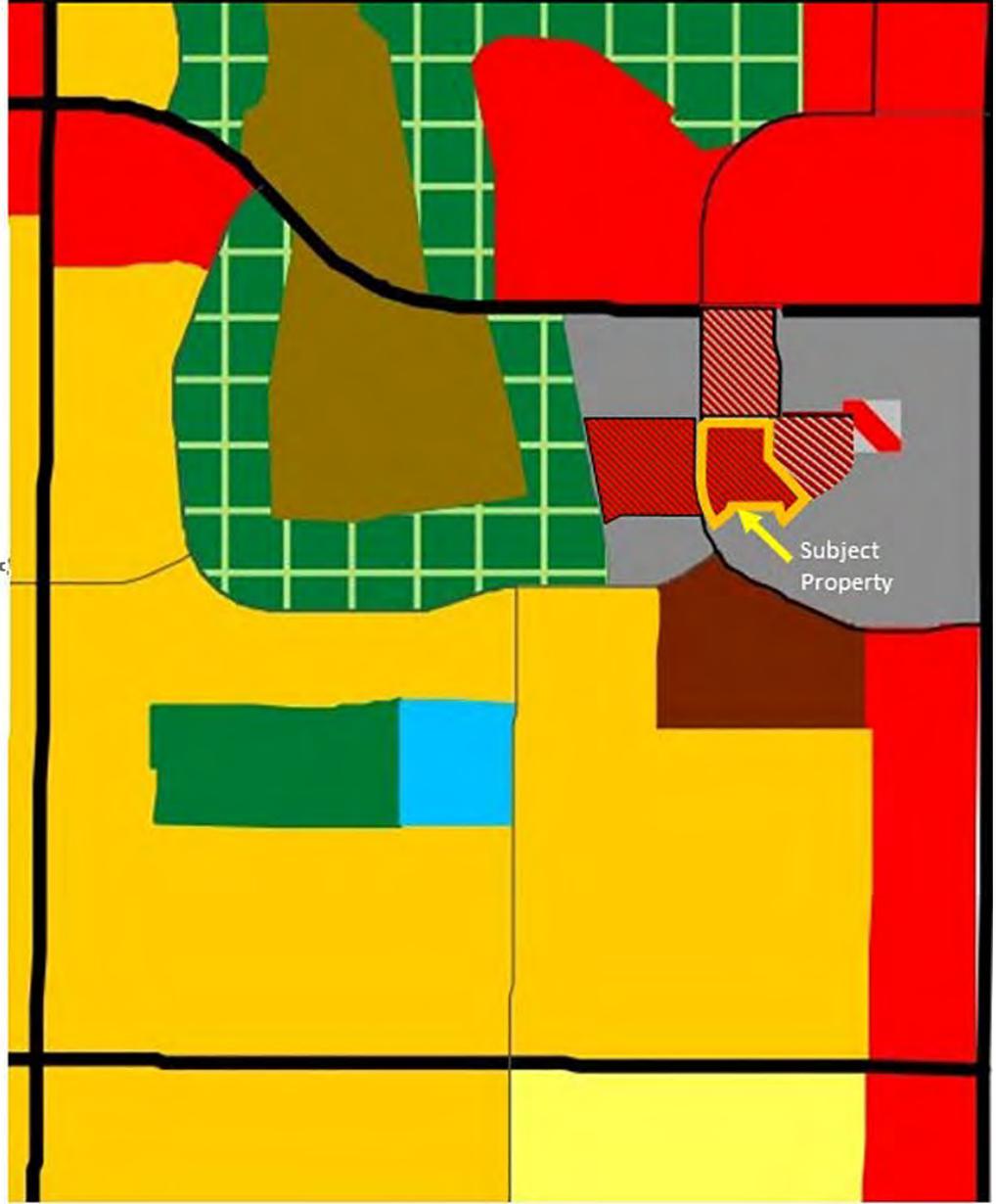


# General Plan Existing and Proposed

-  Industrial
-  Commercial
-  Residential 3.5 du/ac
-  Residential 10-15 du/ac
-  Residential 15+ du/ac
-  Mixed-Use (Commercial/Res 15+ du/ac)
-  Mixed-Use (Commercial/Commerce Park/Res 15+ du/ac)
-  Mixed-Use (Commercial/Commerce Park)
-  Open Space Private



Existing Land Use Map  
Industrial



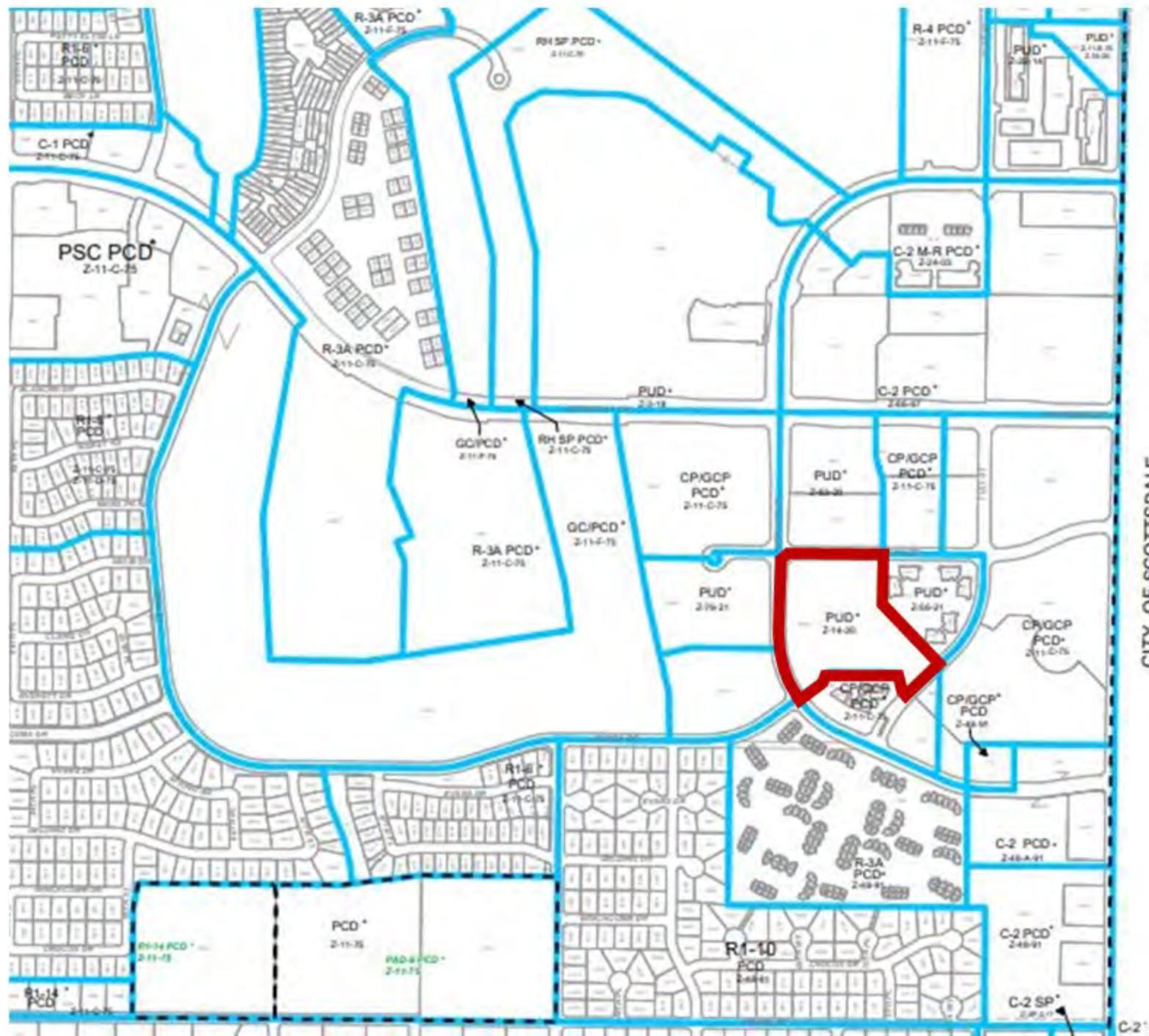
Proposed Land Use Map  
Mixed Use Commercial/ Residential 15+ DU/AC



# Exhibit 2

Existing Zoning  
PUD Z-14-20

Zoning Map L12  
34-44



# Exhibit 3: Conceptual Site Plan



Refer to Exhibit 3: Conceptual Elevations

# Exhibit 3: Conceptual Elevations



**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 4: Conceptual Level 1 Plan



Exhibit 5:  
Conceptual Building Section

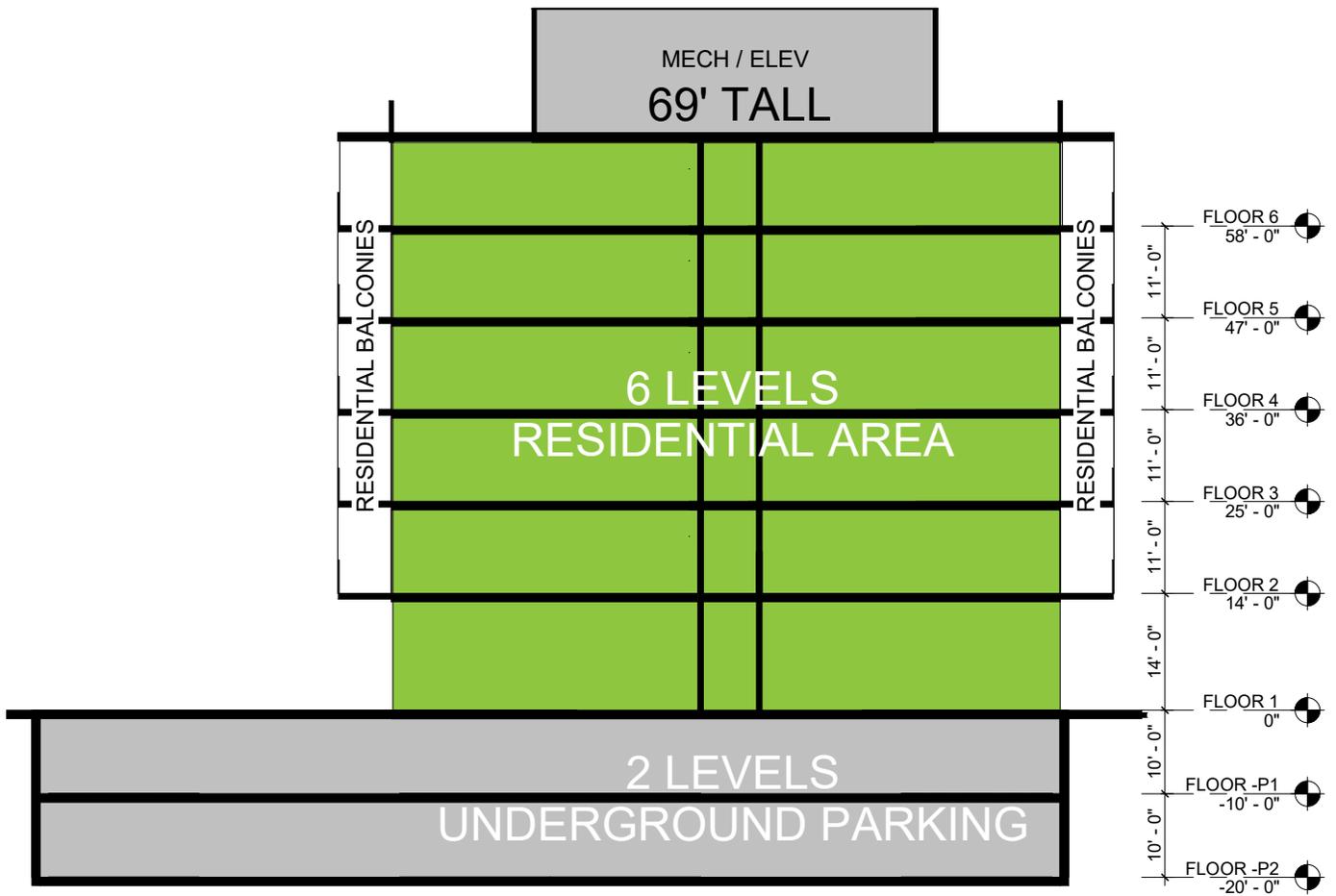


Exhibit 6:  
Phasing Diagram



Exhibit 7:  
Conceptual Rendering



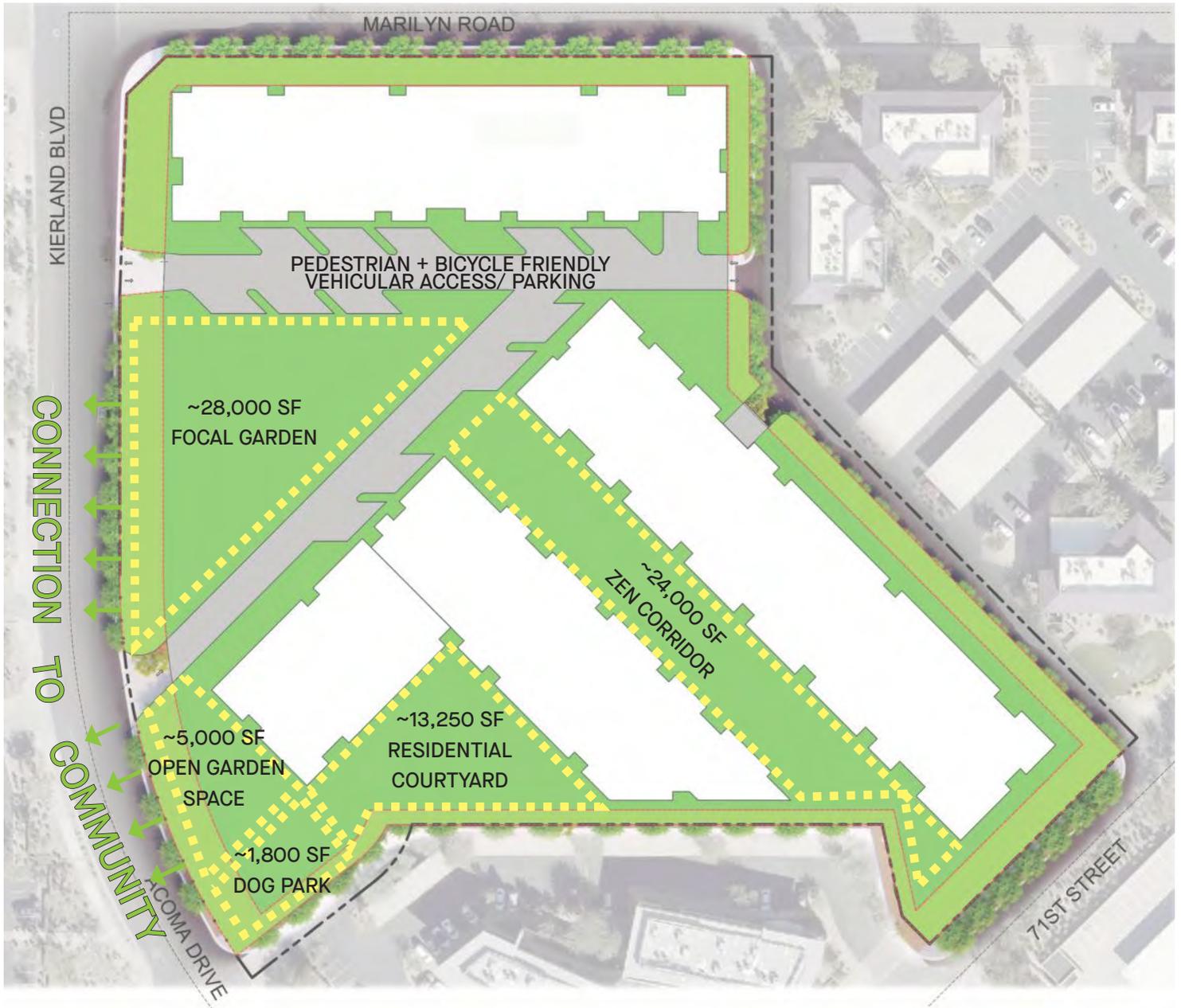
VIEW FROM KIERLAND

# Exhibit 8: Setback Diagram



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

# Exhibit 9: Conceptual Open Space Diagram



■ OPEN SPACE [EXCLUDING LANDSCAPE SETBACKS + INTERNAL STREETS]

~ 112,600 SQFT [~38% OF NET SITE AREA]

■ OPEN SPACE IN LANDSCAPE SETBACKS

~ 42,000 SQFT [+13% OF OPEN AREA]

# Exhibit 10: Conceptual Landscape Plan



Refer to Exhibit 10: Conceptual Landscape Vignettes

# Exhibit 10: Conceptual Landscape Vignettes



VIEW 1 - entry monument



VIEW 2 - water feature



VIEW 3 - internal streetscape



VIEW 4 - zen corridor



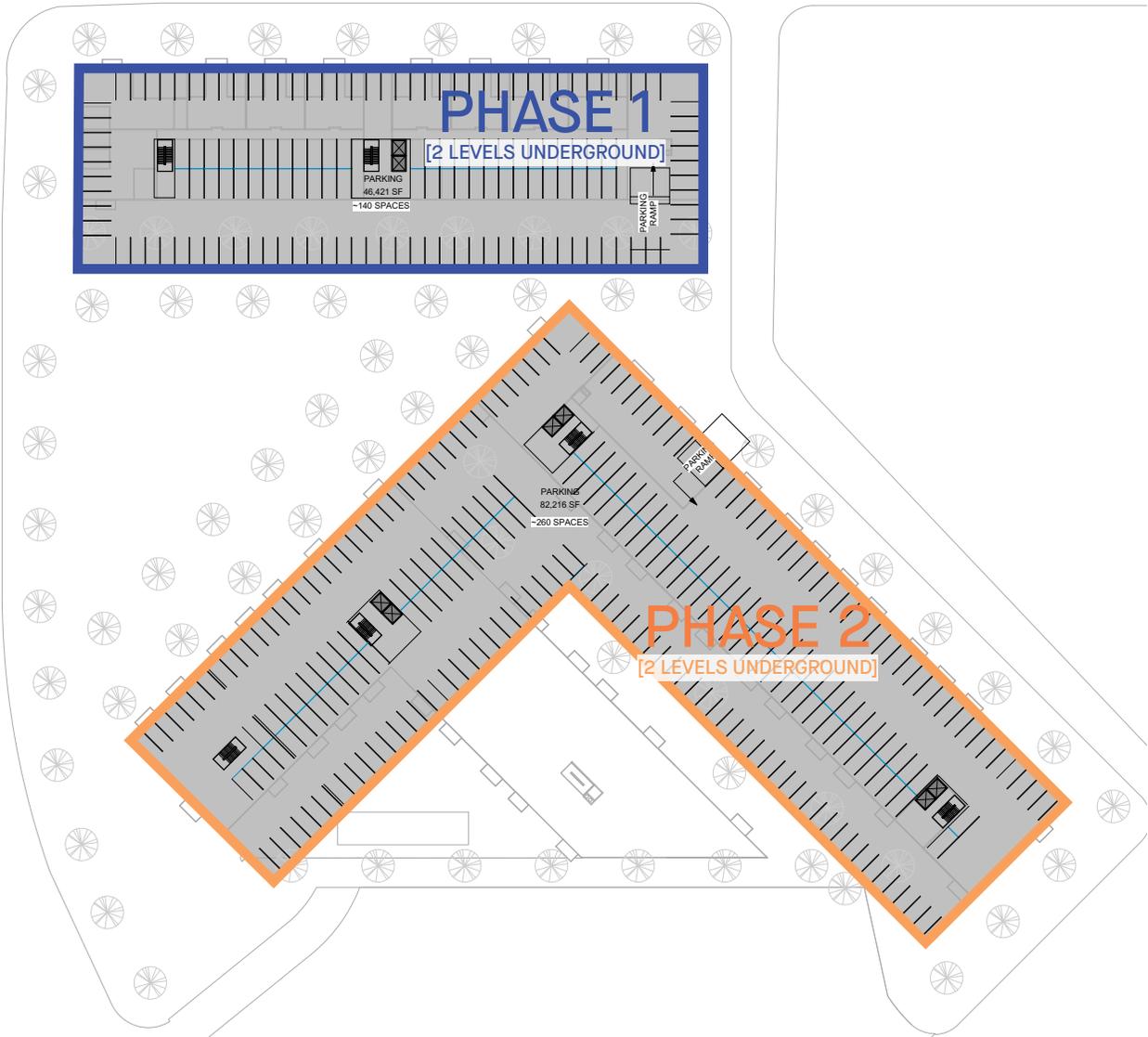
VIEW 5 - residential courtyard



VIEW 6 - dog park

Refer to Exhibit 9: Conceptual Landscape Plan for view locations

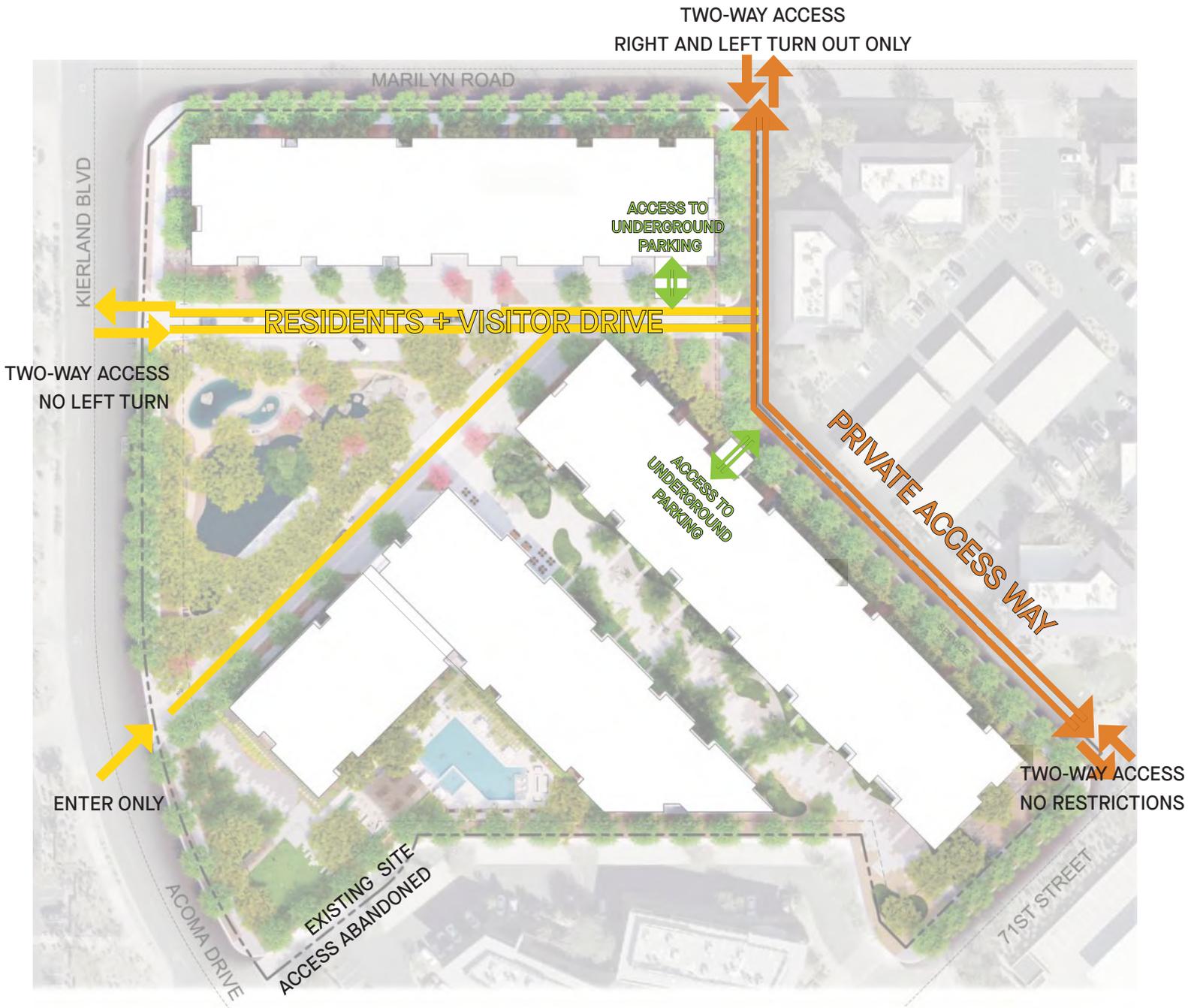
# Exhibit 11: Conceptual Underground Parking Plan



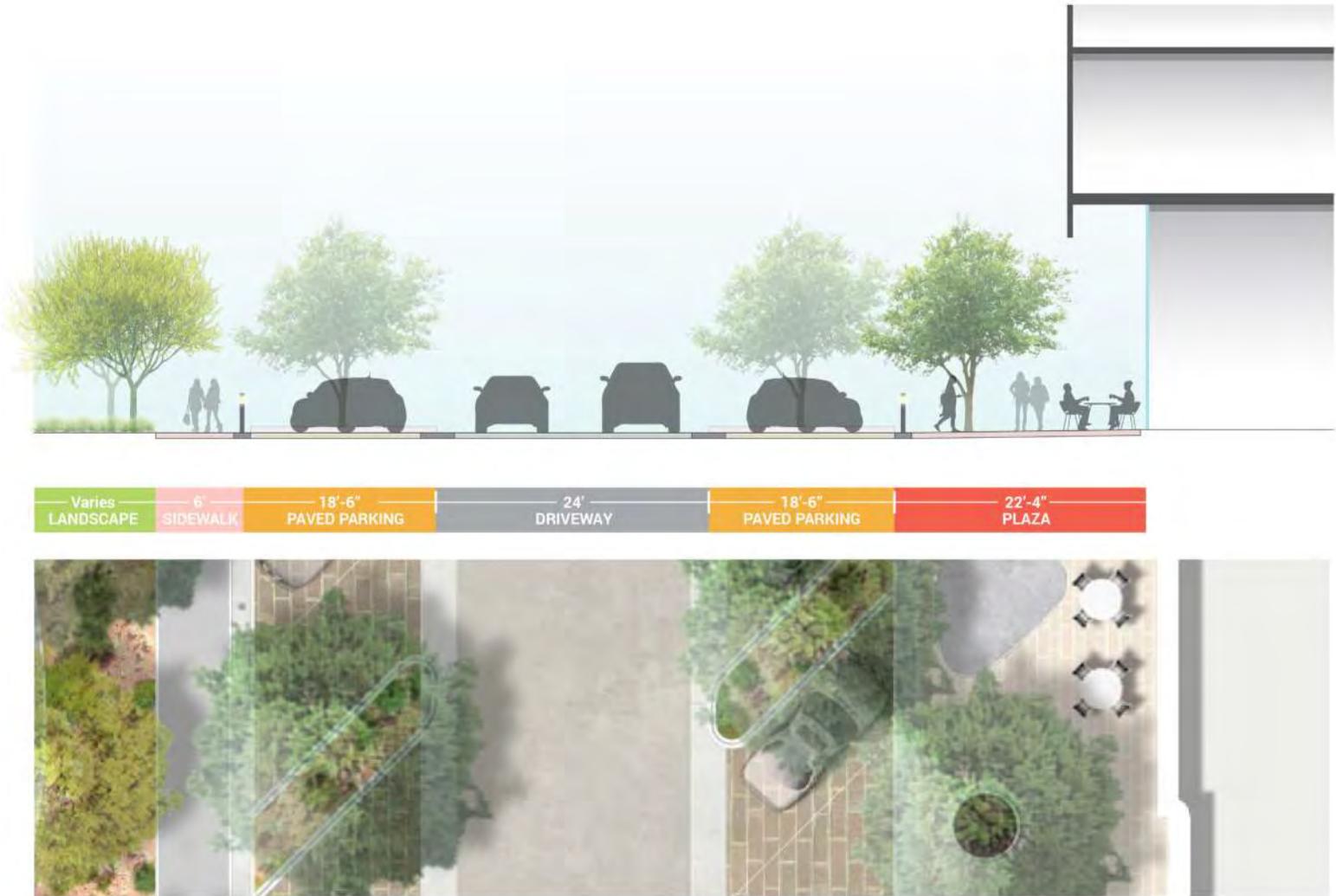
# Exhibit 12: Pedestrian and Bicycle Circulation Plan



# Exhibit 13: Vehicular Circulation Plan



# Exhibit 14: Conceptual Profile Interior Drive



SECTION **A**